

UPDATES AND THINGS TO LOVE ABOUT 748 MARLIN

Bulkhead - 2023

Exterior/interior paint

Dock - 2023

Boathouse with upper party deck

**Luxury vinyl plank upstairs and guest bedrooms
updated carpeting**

Large upstairs living area and open concept

Island kitchen overlooking the living area

**Primary bedroom with a large open closet area, primary
ensuite with an oversized walk-in shower, and a balcony
to enjoy overlooking the water**

Upstairs laundry room

**Downstairs - a large living area, bar area, game room,
office, or bedrooms and a bathroom. This area could be
whatever you want!**

**Fishing, crabbing, swimming, kayaking, or boating all
from your yard.**

Bayou Vista is a golf cart friendly community

**Bayou Vista has a community pool, police department
and a volunteer fire department**

**Bayou Vista has an annual Christmas boat parade and
other city sponsored activities throughout the year**

Bayou Vista has many social type clubs to join