



127 Port Street, San Leon, Texas

### **Mariner's Cove Subdivision**

Mariner's Cove is the only gated, northside canal community in San Leon with a neighborhood swimming pool, fishing jetty & kayak launch. The jetty is HOA-maintained with lighting, shade covering, benches, fishing station and fishing pole-holders. The jetty also acts as a water break for calm canal boat docking. All neighborhood homeowners can access the Jetty by the connected boardwalk surrounding the canal. The current Texas Parks & Wildlife Catch & Release Records for Red Fish (43") and Black Drum (41") were caught off this pier in 2023!

### **Property Improvements & Updates**

- 2023, new Roof with Windstorm Certification
- 2023, new Lennox Air Conditioning unit with warranty
- 2022, new Water Heater
- 2023, exterior outdoor decking including boat house, patio & 2<sup>nd</sup> floor balcony
- 2022, extensive outdoor landscape lighting
- 2022, new water-resistant luxury vinyl flooring throughout second floor
- 2022, new professional interior and exterior paint
- Whole-house Generac Generator
- Boat House with 25-ft boat slip, boat lift, water and electricity
- 37' x 16' entertainment deck above boat house
- 28' x 15' exterior patio deck in backyard
- 22' exterior balcony on 2<sup>nd</sup> floor with amazing water views
- Back covered patio area
- Fish cleaning station with granite countertop, sink and water
- 450-lb, 24-hour production Ice Maker with 250-lb ice bin
- Exterior attached hurricane storm blinds
- Custom shiplap accent wall above fireplace
- Kitchen with custom hardware on cabinets, under-cabinet lighting & recessed lights
- Living room with recessed canned lights, corner fireplace & wall-of-windows
- Primary bedroom on 1<sup>st</sup> floor with private door leading backyard deck & patio
- Both bedrooms on 2<sup>nd</sup> floor have full private bathrooms & walk-in closet
- 2<sup>nd</sup> bedroom upstairs with private door leading to exterior balcony & amazing water views
- Laundry room on 1<sup>st</sup> floor with storage
- 2<sup>nd</sup> floor walk-in attic with extensive storage

\*\* Items included with no guaranties implied: Refrigerators, Washer, Dryer, Garage ice maker, Plant containers on the back deck, Window coverings, Outdoor Weber BBQ, TV Mounts.

\*\* Items for sale: Indoor Furniture, Outdoor Furniture, Artwork, Décor, TV Mounts. Prices available upon request.