

PER SELLER:

P6.193

This Mediterranean Contemporary Home is located in the elegant privately gated waterfront community of VILLA BY THE SEA where exceptional is just the beginning! Located in the award winning Clear Creek Independent School District!!! This 3 / 4 bedroom, theater/game room, architecture boasts balconies and terraces which echo the opulence of the Mediterranean where the stone column and slate entry overlook the patio surrounding a stylish pool with water features. Beautiful views of Sunrises and full moons over the Bay from living, dining, kitchen, game-room, casita, and all 3 balconies.

This home is designed to be an adventure creating a lavish exceptional lifestyle, offering you approximately 3900 sq feet of living and over 5000 sq ft under roof. Open air terraces, balconies, a bridge and a lanai with outdoor kitchen providing you exquisite panoramic views of the pool, patio and Galveston Bay!

A Grand Entry floored in travertine stone leads through the foyer with the 16 foot high sculptured ceiling of the elegant GREAT ROOM! Dramatic double French Doors opening from one side to the heated swimming pool and Jacuzzi-Spa overlooking the BAY, and from the other side to the backyard covered Lanai with a beautiful granite slabbed outdoor kitchen.

3 remote operated fireplaces; All Updated Carrier HVACs as follows: 2021- new 5 ton (downstairs living/dining/kitchen) and 2 ton (Casita); 2022 new 5 ton 2nd level and 2023 new 2 ton (primary bedroom).

Gourmet Island Kitchen overlooking the Great Room is set off with Canterra Stone columns leading through beautiful arches to a state of the Art kitchen area with Breakfast Bar and features custom designed cabinetry accented with various lighting, stainless steel appliances, granite slab countertops and a large built in pantry on one side the Laundry/freezer room on the other side with.

An elevated Panoramic Formal Dining Room area is framed with extended 10 foot x 14 foot Butt Glass windows, a 14 ft ceiling that further expands into a 20 ft ceiling with a stacked stone accent wall. All overlooking the Bay!

Primary bedroom has one of the remote fireplaces and accent lighting and French Doors to the primary bath with 12 foot and 5 foot vanities with Marble countertops, mirrored arches supported by columns with recessed and chandelier lighting. Also, has a curved walk in shower with marble bench and a Grohe hydrotherapy system consisting of 4 different body wash sprays and 2 shower heads. The primary closet includes a 5 foot built-in dresser, shoe rack shelving, and pull out adjustable wardrobe lifts.

The SUNKEN Theatre/Game Room offers a view with oversized windows, special lighting, French Doors leading to the balcony....overlooking the Bay!

Casita/Library/Study/4th bedroom - with a Kitchenette, walk in shower, 2 closets one on each side of the striking fireplace, special lighting, oversized windows with a wonderful panoramic view overlooking the BAY!

Outdoor patios/ tiled terraces bridge to the 2nd level include areas to relax and unwind - all providing an independent up-close panoramic view of the BAY! And to some amazing sunrises!!

An amazing 140 yard community pier which is great for some fabulous fishing and crabbing!! Also a good place for watching the Kenah fireworks and full moons over the Bay!

Other Features:

*State of the Art -Central Vacuum Cleaner System w/floor sweep in Kitchen *Complete outdoor landscape and Nightscape lighting with full in ground sprinkler system *Bell-Bottom Pier/Beam Foundation structure for maximum strength/stability! *RAM Hurricane Protection System featuring anchored steel tie rods in Foundation through the top plate rafters in the roof. *Exterior Electrical Outlets in Every roof line soffit (for hanging lights) *Insta-Hot faucet in Kitchen *Virtually all lighting throughout the home has been converted to variable lighting *Premier garage flooring with wall of tool storage cabinets and drawers. *Salt Water swimming pool & Spa

We have not any flooding issues since we have lived here and was told by the previous original owner that it never flooded while he owned it.

2010 – completely remodeled Kitchen and all bathrooms updated.

2016- New Efficiency Kitchen in Casita with refrigerator and microwave and granite countertops, plus two standing closets, granite counter top added in bathroom.

2018 – New Stacked stone wall in Dining room with butler's serving shelf in a beautiful 5 level granite.

2018 – Wood-look Tile flooring added on both interior staircases, upstairs hallway and game-room

2019 – Complete Tool System Storage added to garage

2020 – New Outdoor Kitchen, with stainless steel Grill, double burners and sink. Also heavy duty stainless steel cabinet doors – 2 single and 1 double and 2 stainless steel drawers. Granite counters and stacked stone base.

2021 – 2 New Carrier A/Cs – 1- 5 ton for living/dining/kitchen; 1 -2 ton for Casita

2022 – 1 New Carrier A/C – 1 – 5 ton for 2nd level of main house

2023 – 1 New Carrier A/C – 1- 2 Ton for Primary Bedroom

2023 - Sundeck and Bridge Coating

2024 – Exterior Painting

PG. 3 of 3

2024 – New KitchenAid Refrigerator

2024 – New Stain on Exterior Fence