

SPECIAL FEATURES LIST

341 Sam Houston Loop, Point Blank TX 77364

3BR/2B – 2,126 SF house – 10,850 SF lot

1. Panoramic views of Lake Livingston. Located on the desirable west side of the lake. Beautiful sunrises!
2. Back of house faces east for the cool morning sun, and trees provide lots of shade for the afternoon sun.
3. Custom circle brick driveway and custom matching brick mailbox.
4. 2 car carport and golf cart parking area.
5. 2 car oversized garage. The garage is fully air-conditioned with an insulated garage door, a work area w/large stainless-steel sink, and a storage room.
6. 2 car wide driveway, carport and golf cart parking area. Garage floor and driveway are all epoxy sealed.
7. 1,750 SF of custom lower deck with side walkway access to rear deck.
8. 450 SF of upper-level deck with air-conditioned sunroom.
9. Lower deck has Jacuzzi brand waterfall spa (hot tub).
10. Primary bath has built in wet/dry sauna.
11. Large custom shower in primary bath.
12. Primary bedroom has large walk-in closet.
13. All new carpet. The carpet padding is solid non-moisture absorbing rubber.
14. 3,300 SF of custom storage under house with built in exhaust fans for circulation.
15. Pump house with 220 V, 3 HP irrigation pump for irrigating with lake water.
16. Fresh water or lake water lawn irrigation system.
17. Fully monitored aerobic whitewater septic system.
18. 1,500 SF boat dock with covered deck, boat slip w/boat lift and equipment storage room.
19. Approximately 80 LF of steel bulkhead.
20. The property has updated LED lights throughout.
21. Owned alarm system. Currently using Hawk for 24 HR monitoring for fire and theft.
22. New 30 YR roof (installed Feb 2023), with special vent system for max economy and condensation abatement.
23. UV HVAC air purification system.
24. Updated kitchen with granite countertops, granite sink, and high-end appliances.
25. Both bathrooms have been remodeled and updated.
26. New Rheem water heater.
27. Whole house water filtration and water softening system.
28. Remote controlled gas fireplace with concealed circulation system for alternative heating in winter.
Could heat most of the house if the electricity went out.
29. Keyless entry for front door lock.
30. Crown molding throughout and custom built-ins.
31. House has been freshly painted inside and out.