

## THINGS TO LOVE ABOUT 133 TARPON; BAYOU VISTA

East facing home with afternoon shade on the water side

Kitchen refrigerator, freezer downstairs, and washer and dryer to convey to buyers

Boat lift with upper party deck has professional netting in the boathouse to keep birds from roosting

Downstairs bathroom area is plumbed and ready for installation

3 car carport with a garage for a small car or golf cart

Smart Vent insulated flood vents downstairs which helps keep flood insurance premiums lower

42" high receptacles on bottom floor

Gutters on front and back of home

Flood insurance costs \$1211/yearly and the policy is transferable to buyers

Appliances – Kenmore Elite washer/dryer; GE refrigerator, Kenmore Elite dishwasher, and Café double oven

6 minutes drive to Galveston Island and 12 minutes to the Beach

Fishing, swimming, crabbing and kayaking all from your front yard

Bayou Vista has a boating exit that takes you to the ICW and Galveston Bay

Bayou Vista is a golf cart friendly community. Bayou Vista has a police department, volunteer fire department and a community pool

Bayou Vista offers several city sponsored activities, an annual Christmas boat parade and several social clubs