

8226 FM 2354

BEACH CITY, TEXAS



Property Highlights

- Approximately 426 feet of Trinity Bay frontage
- Two homes with premium finishes; main log cabin (4BR) and guest cottage (2BR)
- Commercial building, former feed store, now closed
- Barn with housing and furnishings for 7 horses
- Pond with gazebo with both electric and water
- Wildlife sightings frequent
- Electric/battery-operated gated entry, fully fenced and cross fenced
- Florida-rated hurricane shutters on all doors and windows (both homes)
- Move-in ready with flexible use options for equestrian, homestead, or business
- Highest point in the county per sellers, no history of flooding

Overview

This sprawling 14.4-acre country estate blends the peace of wide-open pastureland with the beauty of Trinity Bay, offering a rare opportunity to enjoy waterfront views, room for horses, and luxurious log cabin living—all just a short drive from the city.

Main Residence Log Cabin Home | 8226 #A

4 Bed | 3.5 Bath | 3-Car Garage

- Very private – approx. 900 ft back from the road
- Large front entry porch and enormous covered back porch
- Built on and tied into a solid concrete and rebar wall. Foundation features solid concrete with additional concrete and rebar-filled piers and steel plates set onto 12x12 floor joists and beams.
- Lifetime 12/12 pitch metal roof with a lifetime warranty
- Downstairs HVAC: RUUD (Installed 7/24): 4-ton High Efficiency, 3+ Stage Heat Pump with Dehumidifier and Eco Net Intel Thermostat. Maintained twice per year and certified in working order as of April 2025
- Upstairs HVAC: Lennox: 4-ton High Efficiency, Dual Stage Fan with Dehumidifier. Maintained

twice per year and certified in working order as of April 2025.

- Engineered encapsulated attic with 20' ceiling
- 80-gallon hot water heater installed for optimal efficiency.
- Aerobic septic system, providing eco-conscious and reliable waste management.
- 200-ft water well with carbon filter, softener, and salt system
- Recent exterior trim and interior wall paint
- Recent carpet w/extra thick, comfortable specialized padding that provides thermal and moisture protection
- All cabinets throughout the home are handcrafted from custom oak wood.
- Custom wood windows, double pane with tilt sash, Low E efficiency
- TIMBOR preventative termite treatment completed in February 2023.
- Installed specialized exhaust/dehumidifier automatic fans underneath the home (2021)
- Meticulously maintained; Log maintenance and staining up to date. 10-year maintenance recently completed on logs. Freshly stained with specialty log stain, treated for insects, mold mildew preventative.
- Water well with whole house carbon filter, water softener - bladder tank & salt system – approx. 200ft deep

- 42k natural gas whole-home generator
- 3 car oversized garage w/steel reinforced hurricane rated carriage house garage doors (installed Aug 2019)

Interior Features

Kitchen

- Granite island with seating and storage
- Electric appliances including 7-burner cooktop, double ovens (one oversized convection), and recent dishwasher
- Dual pantries and abundant storage
- Custom concrete tile flooring

Family Room

- Oversize rock faced wood-burning fireplace
- Custom cedar mantel
- French doors open to a large covered back porch

Formal Dining Room

- Custom wood wainscoting
- Chandelier excluded

Formal Living Room/Study

- Beautiful pasture views out large front-facing windows

Ground Floor Primary Suite

- Spiral staircase to private upstairs flex space
- Pond and pasture views
- Custom wood paneling

- Stain master carbon backing (no allergy/odor free) carpet

Ground Floor Primary Bath

- Custom walk-in closet
- Built in storage for clothing and accessories
- Oversize jetted tub
- Separate shower with dual shower heads, overhead sprayer, and handheld
- Custom vanity area with built-ins
- Custom concrete tile flooring

Half Bath

Oversize Utility/Storage Guest Closet

SECOND FLOOR

Upstairs Primary Suite

- Dual mirrored closets and oversized shower
- Designated dressing area
- Stainmaster carpet with carbon backing (odor and allergy resistant)

Game Room

- Wood floor and ceiling
- Air hockey table
- High pitched ceiling
- Beamed wood ceiling

Bedroom 3

- Extra deep dual closets
- Dormers with pond and pasture views (expanded from original plan)
- Wood paneled accent wall

- Beamed wood ceiling

Bedroom 4

- Extra deep dual closets
- Dormers with pond and pasture views (expanded from original plan)

Secondary Shared Bathroom

- Extra deep shower/tub combo

Upstairs Office / Flex Space

- Accessed via second floor hall or through the ground floor primary bedroom via spiral staircase

Guest Cottage Log Siding Home | 8226 #B

2 Bed | 2 Bath | Wraparound Porch | Bay Views

Downstairs Primary

- En Suite bathroom
- Beautiful Bay views
- Recent Carpet

Family Room

- Large wall of windows and French Doors that open out to views of Trinity Bay
- Wood LVT flooring

Kitchen

- Large open Island Kitchen
- Granite countertops
- Eat-in Breakfast nook
- Custom furniture style wood cabinets, assembled on site

- Tile flooring
- Large laundry room & Pantry

SECOND FLOOR

Upstairs Primary Bedroom

- Huge sitting area
- Recent carpet
- Walk-in closet
- En-Suite full bath

Exterior Features

- Covered wrap-around porch along two full sides of the home with Cyprus log posts
- Separate utilities from main home *All electric
- 4-ton Trane AC/Heat - (2 x per/yr maintenance & Guest house AC certified in working order as of April 2025.
- 80-gallon hot water heater
- Storage building
- Custom cut Z-metal roofing with a lifetime warranty
- The guest house operates on a separate aerobic septic system.
- Water system includes a softener and filter for optimal quality.

Barn & Equestrian Features 36'x48' Pole Barn

- Seven 12'x12' stalls with radios and fans per stall.
- 12'x12' feed/tack room

- Commercial hurricane-rated roll-up door (2019)
- Electric and water connected to main home
- Custom cut Z-metal roofing with a lifetime warranty

Former Feed Store (Now Closed) 8200 FM 2354 | 40'x60'

- Separate office and bathroom
- Roll-up door + two additional entries
- 40-gallon water heater
- 2,500-gallon aerobic septic
- Separate electric meter
- Shares water well with main home
- Windstorm rated at 250+ MPH (*Certificate available*)
- Parking lot
- Zoned for commercial use

Area Features

- Direct Bay Access: Whether you're a fisherman, boater, birdwatcher, or sunset lover, living on Trinity Bay means enjoying nature's beauty right in your backyard.
- Accessible to nearby fishing favorite Beasley Reef 1, 2, 3
- Expansive Water Views: Wake up to breathtaking sunrises and watch storms roll in over the bay—every window becomes a work of art.
- Located in highly sought-after, A-rated Barbers Hill ISD

- **Low Tax Rate, No MUD Tax:** Beach City offers financial advantages with a more favorable Chambers County tax structure than many surrounding areas.
- **Spacious Acreage:** Unlike inner-city properties, this gem offers room to roam—ideal for horses, gardening, or simply enjoying the peace and quiet.
- **Community Charm:** Enjoy a friendly, small-town feel with local events, welcoming neighbors, and a tight-knit coastal atmosphere.
- **Close to Houston, Baytown, Deer Park, Anahuac, and other surrounding areas.** Minutes from I-10, Hwy 99, and Hwy 225.

Exclusions (*Negotiable Where Noted*)

- Three full-size refrigerators (*negotiable*)
- Dining room chandelier (Log Cabin Home)
- Wall-mounted TVs and brackets
- Curtains, rods, and area rugs
- Yard and garden art
- Feed Store contents
- Horses, barn contents, and tack room items

Inclusions

- 2000 KUBOTA L3130, ideal for property maintenance