



**KIMBERLY HARDING GROUP**

## **127 Port Street, San Leon, Texas**

### **Mariners Cove Subdivision**

Mariners Cove, a protected cove off Galveston Bay with a canal and direct deep-water access, 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!

In addition, the HOA recently resurfaced the community swimming pool, and the Canal is scheduled to be dredged by the end of the year!

### **The Property**

This beautiful custom waterfront property is highly elevated 11-feet above sea level and features "street-level" entrance into the home, no stairs to climb accessing the house – convenient for unloading groceries, luggage, guest accommodations, etc. The home is also perfectly positioned, providing afternoon shade on the canal side – a substantial benefit after a long day of fishing on the boat!

The home features exterior attached hurricane storm blinds, a 450-lb, 24-hour producing ice maker with 250-lb ice bin, a 28-foot x 15-foot exterior back covered patio in backyard – the perfect place for entertaining friends & family, and a 22-foot exterior balcony on 2nd level with amazing water views.

The boat house features a 25-ft boat slip, boat lift, water and electricity, in addition to a fish cleaning station with granite countertop, sink and water. Above the boat house sets a 37-foot x 16-foot entertainment with breathtaking views of Galveston Bay.

### **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 & 2nd floor balcony
- 2022, extensive outdoor landscape lighting
- 2022, new water-resistant luxury vinyl flooring throughout second floor
- 2022, new professional interior and exterior paint
- 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 1st floor with private door leading backyard deck & patio
- Both bedrooms on 2nd floor have full private bathrooms & walk-in closet
- 2nd bedroom upstairs with private door leading to exterior balcony & amazing water views
- Laundry room on 1st floor with storage
- 2nd 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.**