

7220 Avenue N 1/2 Description in the seller's words

This home is a showstopper with all the bells and whistles. Custom home on incredible lot - you must see this home and its views! Custom built in 2022 - 4-bedrooms, 3 full bathrooms, 4 car garage and so much more!

Enter the house to a large open living area, dining room and kitchen that is great for entertaining. The views from this room are breathtaking and unobstructed. Watch the sunfish sailboat races, magical evening sunsets and Moody Garden's summer firework displays all from the comfort of your sofa, deck or dock. Enjoy the ambiance of the 60" heat-n-glo fireplace while watching TV on your Samsung 85" television. This home features whole home surround sound and audio with the touch of your smart phone. Each room has separate volume controls to play music. Whole home audio includes exterior patios, game room and pool "rock" speakers.

The beautiful kitchen has top of the line wolf/subzero appliances including a 48" wolf gas range, glass door refrigerator, beverage center and ice maker. The custom, soft-close cabinetry features under/over cabinet lighting and the 5' x 10' island features a beautiful waterfall edge and additional hidden cabinets. The dining area includes a custom built cabinetry with glass shelves and lighting.

The main floor offers an expansive hallway leading to 2 large bedrooms and their bathrooms. Each bedroom has 65" wall-mounted TV's. The stunning guest bathroom includes custom tile work, a double vanity with backlit mirror and private water closet. The second bedroom has a private bathroom with beautiful custom tile work in the shower. The two large closets on this floor offer great storage options in addition to the large utility room featuring front load LG washer/dryer on pedestals and lots of built-in storage. Here you will also find the tankless, gas water heater and audio video controls.

Take the elevator or the beautiful birch stairway to the top floor where you'll find the private, primary suite! Upon entering your sanctuary, you find a large open room that can be utilized in many ways - currently used as a sitting area but also has an exercise bike. This floor features a spa-like bathroom with a 9' x 5' custom shower with rain heads and body sprays as well as a stand-alone bathtub positioned under a beautiful chandelier for the ultimate relaxing experience. A large 12' vanity with underlighting and custom backlit mirror are highlights in this expansive bathroom. This floor also features an office (or 4th bedroom) and a large bedroom with wall-mounted TV and private, expansive balcony overlooking the bayou and beautiful views.

Experiencing what this home has to offer continues downstairs and outside where you find a climate-controlled bonus room with over 600 square feet that is not included in the overall square footage and features a storage room and elevator access to all floors. This room is currently used as a workout room with wall-mounted TV and as tool room.

Downstairs you will also find a huge entertainment room that features epoxy flooring, reclaimed barnwood wall treatments, a billiard table with a ping pong conversion top, 85" Samsung tv, surround sound/speakers, comfortable seating on the sectional and a Pollywood furniture set including a dining table for 8, 4 bar stools and 2 lounge chairs for sunbathing on the pool deck. Enjoy hosting guests and cooking in the custom-built bar/kitchen featuring an Alfresco 48"-gas grill, beverage center, commercial ice maker and commercial beverage cooler. The heated, infinity pool is 40' x 20' and offers two sunbathing decks, custom lighting and a million-dollar view of the bayou. Enjoying the backyard is enhanced by a 12' X 16' Palapa with Trex Decking. Imagine your boat being just steps away in the double boat house within feet of deep water. One slip can be configured for PWC or a boat. There is an overhead green fishing light, bench, pole holders, hose faucets, rinse-off shower, and cleaning table - no detail has been missed! From the house you have easy access to boating on West Bay, East Bay, the Port and offshore.

The lot is over 30,900 square feet, is fully fenced and features a lighted, electric entrance gate with camera and a multi-zoned sprinkler system. The home features a security system that includes cameras inside and outside - all controllable by your smart phone.

For those interested in the construction details - this house is built on 12" pilings, 15' deep and a truss package was used in the framing. The exterior is Hardie plank. The roof is galvalume metal roofing. The house also has a whole-house 26KW Briggs & Stratton generator installed in 2024.