



# Amenities & Updates

35 Lazy Lane

- Custom-built waterfront home
- Unique, one-of-a-kind design
- Newly remodeled kitchen
- New appliances
- Golf cart may convey with strong offer
- Washer/dryer will convey
- Open-concept layout created for entertaining and comfortable coastal living
- Expansive living room with excellent indoor/outdoor flow
- Large second-floor deck ideal for relaxing, dining, and enjoying waterfront views
- Oversized, fenced backyard with ample space for a future pool and spa
- New private dock with direct access to the lake and open water
- Convenient boating access to waterfront restaurants and Kemah Boardwalk within minutes
- Quiet cul-de-sac location with minimal traffic
- Golf cart-friendly community with easy access to shopping, dining, and entertainment
- Golf cart access to Walmart Supercenter, Target, Home Depot, and local waterfront attractions
- Elevated main living area positioned above flood level for added peace of mind
- Extensive lower-level space with potential for guest quarters, game room, or additional living area
- Premium standing seam metal roof
  - designed for long-term durability in coastal conditions
  - Hurricane-resistant, built to withstand harsh Texas weather and sun exposure
  - Estimated 50-year roof lifespan with reduced long-term maintenance needs
- Tankless gas water heater providing endless hot water on demand
- Whole-home gas-powered backup generator for uninterrupted power and AC during outages
- Gas fireplace for warmth and comfort during colder weather
- Strong sense of community and social “island life” atmosphere enjoyed by neighboring residents