

## **Description and remarks: 1 Shell Key**

- Exquisite custom designed and built 4,143 sq./ ft. home on cul-de-sac plus 297 sq. ft. climate controlled tackle room on ground floor
- 9,955 square foot custom lot
- One of a kind 270 degree view with permanent unobstructed views of West Galveston Bay, Intracoastal Canal and coastal wetlands from every room in the house
- Newly done epoxy garage flooring
- Three stop elevator
- Bamboo floors and tile throughout main level
- Gourmet, oversized kitchen with granite counters, stainless steel appliances and custom cabinets
- Large island with prep sink, Bar with seating for five+.
- Butler's Pantry with wine cooler
- Office nook off kitchen
- Large laundry room with second refrigerator or freezer space
- 3 large bedrooms with extra study/bedroom and 4 1/2 baths
- Master bath has Bain garden tub with air bubbler, Master shower has great views of surrounding waters and wetlands
- Ceiling fans in all bedrooms and breakfast room
- Open floor plan with spacious rooms and separate dining room
- Impact windows, high efficiency HVAC, whole house dehumidifier, and full foam insulation
- Low maintenance Hardie shingle siding and no paint vinyl railings
- IPE decks on both levels with spacious covered deck off kitchen and family room, separate sunset deck off kitchen, upper level covered & open deck off master bedroom & "second master" bedroom
- Over 140 feet of waterfront with easy access to Intra Coastal Canal and West Bay. Geodeck bulkhead cap.

- Extra large boathouse (15'x40') with 2 boat lifts plus 78 s.f. fishing dock with cleaning table. New pier dock framing on boathouse & fishing pier with IPE decking throughout
- 8'x20' fishing pier with IPE decking, underwater fishing light
- Custom built pool, spray-deck surround and lower floor patio
- Large serving area with granite cabinet tops and undercabinet refrigerator
- Extraordinary kayaking, birding & fishing from yard
- Heavily landscaped yard with landscape lighting
- Lots of extras such as large conditioned attic, crown molding throughout the house and lots of storage
- Located in private gated community of Harborwalk offering a yacht club, marina, resort style pool area with Tiki bar
- lightning protection system
- Central vacuum system
- Generac 26 KW natural gas generator
- New roof June 2016
- 42" wood burning fireplace with gas logs