

“Notable Attributes”

Exterior;

- 1. Columns are solid concrete built in place by Louisianas premier column builder in River Ranch**
- 2. Solid stucco without the concrete. We used hardi backer as the “base” instead of concrete. Then completed the stucco using conventional wire mesh, scratch coat and top color with color imbedded. This keeps the stucco from leaking behind the finish as conventional stucco does and is much stronger than EIFS or better known as Fake stucco.**
- 3. Fully enclosed rear New Orleans styled private patio. Custom brick stainless steel fireplace and cook area with cedar horizontal privacy fence and custom-built wood privacy doors. This area offers privacy and is still open and airy for family and friends. Includes a small soaking pool and private full bathroom. *Note; small pool heater could be added for year-round use.***
- 4. The footprint of the home is situated to take advantage of the corner Cul de sac lot. The front elevation faces Mildred manor while the secondary entrance faces Silkwood Circle. We’ve had many family and friends’ gatherings here from weddings to retirement parties and everything in between and the unique location of this property has always been a big asset.**
- 5. Unique design is a blend of New Chicago style brick, Stucco and hardi plank design for the Acadia style look of the home.**
- 6. Oversized garage has a third car bay that I used as my workshop and storage although it could be used for 3rd car or boat storage as well.**
- 7. Professionally landscaped flower beds.**

Interior;

- 1. Solid Heart Pine wood flooring throughout. This flooring is prevalent in Acadian styled homes throughout the south. It is unique in that as it ages it looks more authentic to the style.**
- 2. 10’ ceilings on the 1st floor with solid 8’ doors and custom triple stacked crown moldings and oversized base and stacked window trims. Archways and custom fireplace stacked trim work. All of this adds to the “eye wash” when entering the home.**
- 3. Staircase is the center of the home with “lawyer block” walls and 10” wall design. There is a full back hidden under the stairwell with full walk-in shower and storage closet.**

4. Kitchen is situated as the centerpiece of the Living area with breakfast nook and Living room access separated by large, cased opening.
5. Dining room is just off the kitchen and main entrance and perfectly situated with large windows to view front and side views of the exterior of the homes.
6. The 2nd floor is a continuation of the first floor with custom trims and the bedroom suits are all custom with each room having a unique design, large windows and easy bathroom access. Bedrooms 2 and 3 have large Hollywood style bath that is both usable and private for occupants of BR's 2 and 3.
7. The Master suite has large windows and high ceilings with large master Walkin closet and large Master bath.
8. The Master bath has His and Hers separate vanity's, Walkin shower and soaking/jetted tub.

Additional Features;

1. Home has been well maintained over the years. We designed and built this home and the only occupants it had. All repairs, wear and tear, storms, explosions, kids etc. have been made over the years. Of note-
2. The roof is 5 years old
3. The HVAC system; condensers and Air Handlers are 5 years old.
4. The 4th bedroom/Guest room/Game room/Apartment is over the garage.
This room is;
 - a. Fully self-contained with running water
 - b. Exterior 4th bedroom is used to service this room, however, a 5th 1/2 bath could easily be added and turn this into an income producing apartment or Mother-in-law suite.
5. Finally, this home is in one of if not the nicest sub-divisions in Port Neches. The attribute of this location is massive. From the neighbors, location, privacy, kid friendly, walkers, joggers, biker friendly etc.