



Under Contract - Option Pending on Market

**\$469,000**

Call (409) 457-4900 Today!

## GENERAL DESCRIPTION

- Subdivision:** Spanish Grant
- Property Type:** Single-Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 1999
- Building Sqft:** 1,618 / Appraisal District
- Lotsize:** 5,100 / Appraisal District
- Maintenance Fee:** \$60 / Annually
- Market Area:** West End
- Key Map:** 806T
- MLS# / Area:** 12556461 / 33

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Impressive South facing canal front location for this custom 3BR/2BA in Spanish Grant. It was built by the current owner, who was a builder, and the only occupant since the house was constructed. Great attention to details starting with 2 x 6 exterior construction. You can relax outside under the covered porch or on the large boat house deck. Walk into the spacious living area with vaulted ceilings and ample windows to allow natural light, capturing the stunning canal views. The island kitchen features glass foot door cabinets, ample cabinet space and gas burner cook-top. The adjoining dining area also has views of the canal. The large master with en-suite bath, his/her vanities, large jetted tub and separate shower. The master bath also includes his/hers large walk-in closets with an abundance of space. Separate utility room conveniently located close to bedrooms 2 & 3. Other attractive features include mostly impact windows, ceiling fans throughout, boat house and easy bay access.



Get in touch  
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Visit <https://www.har.com/12556461> for more information