

**191 BETH CIRCLE
EMERALD POINTE SUBDIVISION
HUNTSVILLE, TX 77320**

- ❖ 2824 Sq Ft Home
- ❖ 4 Lots / 1.9969 ACRES with 440 Ft Waterfront/Bulkhead
- ❖ 3 Bedrooms
- ❖ 2-1/2 Baths
- ❖ Study/TV Room
- ❖ Open Concept Living, Dining, Kitchen
- ❖ Pantry/Laundry Room
- ❖ Geothermal AC and Heat (AWESOME & COST EFFECTIVE)
- ❖ Gas 4-Burner Stove Top
- ❖ 2-Car Attached Garage
- ❖ Patio with access from living and dining and access to ½ bath
- ❖ Separate Work Shop with matching brick and roof as house
- ❖ 2 Separate Boat Houses (one for pontoon boat & jet skis built in 2000 and one built in 2018 for the John Boat) with pier, storage building, boat lift, cleaning station, refrigerator, and stairs to each

2013 Interior Renovation and Outside Improvements/Updates: NEW paint/tile floors/carpet/lighting/fans/door handles-knobs/landscaping. Patio extension with new tile, new concrete stairs to bulkhead and around house, buried new propane tank and added new water softener to house.

Updates in 2018:

New Metal Roof

New Sprinkler System on 3 Lots

New Bulkhead Built as a Seawall

New Hot Water Heater, Dishwasher, Oven, and Microwave

Updates in 2022:

New French Doors (with built in blinds) and Windows in living, dining, and master bedroom

New Gutters