



Features & Upgrades

153 SHIP ROCK

Property Grounds & Waterfront:

- Rare sandy shoreline frontage — uncommon feature for the area
- Positioned on a desirable section of the lake known for sunsets and peaceful water views
- Expansive yard with mature trees providing shade and privacy
- Garden area for planting or outdoor hobbies
- Private boathouse for direct lake access
- Generous outdoor space for recreation, entertaining, and relaxation
- Tree-lined driveway creating a private approach to the home
- Circular driveway for convenience and additional parking

Outdoor Living:

- Welcoming covered front porch
- Screened-in back porch overlooking the lake
- Ceiling fans on the screened-in back porch for comfort
- Covered outdoor areas designed for year-round enjoyment
- Ideal spaces for morning coffee, birdwatching, and sunset views
- Direct connection between indoor living spaces and outdoor entertaining areas

Entry, Living & Dining Areas:

- Open-concept living spaces with abundant natural light
- Large windows capturing panoramic lake views
- French doors leading directly to screened porch
- Flexible layout for entertaining and gatherings
- Comfortable flow between kitchen, dining, and living areas

Kitchen:

- Generous counter space for meal preparation
- Bar seating for casual dining or gathering
- Functional layout with strong connection to main living areas
- Designed for entertaining family and guests



Features & Upgrades

153 SHIP ROCK

Primary Suite (Main Floor):

- Spacious primary bedroom with high ceilings
- Abundant natural light from windows and door access to screened porch
- Direct connection to outdoor living space
- Private primary bathroom with ADA considerations
- Convenient access to main floor laundry room located nearby

Bedroom & Bathroom (Main Floor):

- Secondary bedroom located on main level
- Secondary bathroom with frameless glass shower
- Tile accents in showers
- Layout designed for convenience and accessibility

Lower Level Recreation Room & Flex Space:

- Expansive recreation room with multiple activity zones
- Kitchenette area for convenience and entertaining
- Space for ping pong table, media seating, dining/game table, and lounge areas
- Built-in window seating
- Wall of windows providing abundant natural light
- Direct access to back patio and outdoor spaces
- Ideal for game room, bunk room, media room, or large gatherings
- Flexible use potential for multigenerational living or guest accommodations

Bedrooms & Bathrooms (Lower Level):

- Additional bedroom configuration with flexible use options
- One room without a closet that shares a Jack-and-Jill bathroom with walk-through shower (can function as bunk room, office, or flex space)
- Additional bedroom near exterior access to dog yard area
- Bathrooms with tile accents and functional layout
- Designed to comfortably accommodate guests or extended family



Features & Upgrades

153 SHIP ROCK

Garage, Parking & Apartment:

- Detached apartment with studio layout and private bathroom
- Ideal for guests, extended family, or potential rental use
- Shares utilities and septic with main home
- Extensive driveway parking
- Circular drive for ease of access and guest parking
- Attached 2-car garage + carport

Systems & Mechanical:

- HVAC maintained on bi-annual service schedule
- Septic system maintained regularly (3–4 times per year)
- Sprinkler system servicing landscape areas
- General maintenance programs in place for major systems

Lifestyle Highlights:

- Peaceful waterfront setting
- Excellent location for boating, fishing, and water recreation
- Beautiful sunset views across the lake
- Frequent birdwatching and wildlife sightings
- Designed for both relaxing weekends and entertaining gatherings
- Private retreat feel while still accessible from Houston

Why the Sellers Love This Home:

- Beautiful sunsets over the lake and peaceful birdwatching create a truly relaxing atmosphere.
- The rare sandy shoreline and spacious yard make it perfect for gatherings, outdoor fun, and enjoying the water.
- The screened porch is a favorite space for morning coffee, quiet evenings, and taking in the views year-round.
- The large recreation room provides incredible flexibility for entertaining, games, and hosting family and friends.
- A private waterfront retreat that still offers convenient access from Houston.