

KEY *features*

33207 BLUE MARLIN DRIVE

- **MAJOR SYSTEM UPDATES** - ROOF (2025), HVAC (2023), POOL EQUIPMENT (2025)
- **BACKYARD RETREAT WITH GUNITE POOL W/WROUGHT IRON FENCING**
- **UPDATED INTERIOR FINISHES** - FRESH PAINT AND FLOORING (LVP & CARPET 2023)
- **WINE ROOM W/CUSTOM IRON GATES**
- **CUSTOM WOODWORK AND CEILING DETAILS** THROUGHOUT
- **WELL-APPOINTED KITCHEN + HIGH-END DETAILS** - GRANITE COUNTERTOPS, POT FILLER, BUTLER'S PANTRY, WALK-IN PANTRY
- **ARCHITECTURAL UPGRADES** INCLUDE AUSTIN STONE FIREPLACE, HIGH CEILINGS, GRAND WOOD AND WROUGHT IRON STAIRCASE
- **FLEXIBLE FLOOR PLAN** WITH MULTI-FUNCTIONAL SPACES UP AND DOWN STAIRS



Bring us an offer!

KEY *features* (CON'T.)

33207 BLUE MARLIN DRIVE

- 59 PRE-CONSTRUCTION PIERS INSTALLED IN FOUNDATION
- LOT IS APPROX 160' WIDE X 550' DEEP (SPACE BETWEEN NEIGHBORS AS SEEN / BUILT ALREADY, BACK LIKE IS HARDER TO MAKE OUT BUT YOU CAN SEE A MOW LINE
- KNOTTY ALDER CABINETS
- UNDER COUNTER LIGHTING
- GOURMET COOKING APPLIANCES WITH POT FILLER
- PROPANE FIREPLACE
- MEDIA HAS SURROUND SOUND
- HIDDEN DOOR FROM MASTER CLOSET
- DUAL WATER HEATERS
- HIDDEN SAFE BEHIND MIRROR IN DOWNSTAIRS "DRESSING ROOM" (WHICH COULD BE A STUDY READILY WITH MINOR CABINET / SHELVING CONVERSION)



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community amenities

- BOAT RAMP WITH ACCESS TO BASTROP BAYOU
- PICKLEBALL COURTS
- FISHING PIER
- BOAT DOCK
- COVERED PAVILION
- PLAYGROUND
- COMMUNITY EVENTS & FACEBOOK GROUP
- CITY OF RICHWOOD WATER SERVICE (NO WELL NEEDED)