

# Special Features & Additional Information

**701 Pine Rd. Clear Lake Shores, 77565**



## Property Features: Structural/Mechanical

- Custom new construction 2025
- Elevator shaft to all levels
- Windstorm rated windows throughout
- Electrical wiring and quick connect on gas meter ready for generator install
- Tankless Hot Water Heater
- HVAC: 2, 15 seer systems (one for each floor)
- Spray-foam insulated subfloor & ground floor walls

## Property Features: Interior

- Enclosed entry
- Custom soft close cabinetry throughout
- LVP & Porcelain tile in bathrooms
- Zero entry shower (handicap accessible)
- Quartz counter tops throughout
- Solid core doors throughout
- Custom stain grade window sill throughout
- Oversize island with table height seating
- Double oven
- Gas range
- Black Stainless Samsung appliances in kitchen

## Property Features: Exterior

- Custom architectural detail
- Tile patios
- Oversize garage/ground level enclosure
- Gutters (whole house)
- 4,000 SF lot sold separately next door

**This information has been provided by the seller as a courtesy only. Insurance costs will vary due to multiple factors. All buyers should obtain a home inspection, insurance quotes and verify all information independently.**



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## Area/Community Amenities

- Golfcart friendly streets
- City/Community police department
- Multiple parks
- Fishing piers
- Private waterfront lease options or dry-stack marina for boat storage
- Community salt water pool membership available
- Kayak dock
- Community boat launch with deep water access
- Restaurants, bars and shopping (walking distance)
- Kemah boardwalk & lighthouse district (bike or golfcart distance)
- Community garden
- Community children's library
- Boat parades & firework views year-round
- No HOA
- Low taxes
- Ample community events: cookoffs, summer live music concerts, holiday festivals, market days and many more celebrations

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