SPECIAL FEATURES LIST

220 Hideaway Trail, Coldspring TX 77331

2BR/2B/2C attached garage - 1308 SF house – sits on 2 - 9,800 Sf lots (19,600 SF lot area)

1. Designed with wheelchair access in mind – 36” doorways, wide hallways, roll-in shower, accessible fixture areas.
2. Spray foam insulation
3. Whole house water softener and filtration system
4. Screened-in back porch with side deck
5. Fenced back yard
6. Large side yard for privacy or expansion
7. Heavy duty, insulated and extra wide garage door – 18’ wide
8. Infrared lighting in air conditioner air handler to kill mold
9. Fiber optic internet available
10. Desirable and welcoming Holiday Shores 1 community with:
    - Club House
    - Swimming Pool
    - Lake Access
    - Marina
    - Park with picnic area
11. Low tax rate of 1.29
12. Low HOA annual fees of $140 per lot

Note: The house next door is also available for sale. It’s a 1551 SF house, 3BR/2B/2C attached garage with a detached 2 car carport with storage area. Also has its own water well and a boat slip in the marina. If interested, please contact the listing agent Danny Barrett at 713-408-6470.