

Bedrooms:	3
Baths:	3
Main Level:	1850
Lower Level:	1175
Garage:	675
Decks:	385

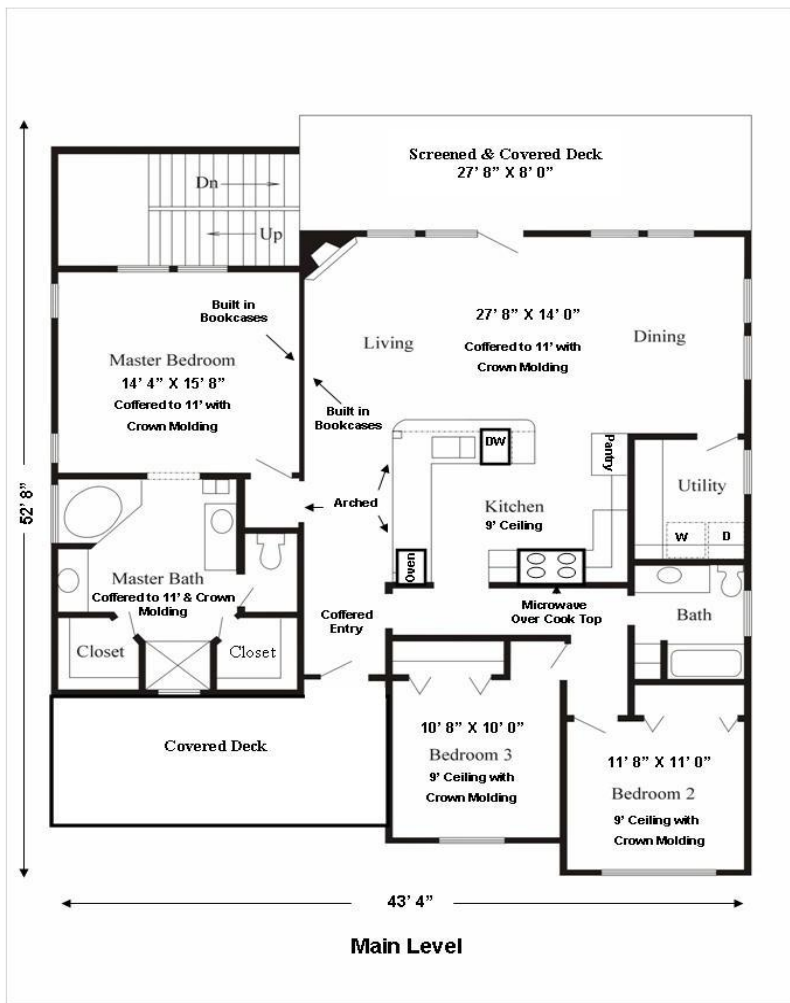
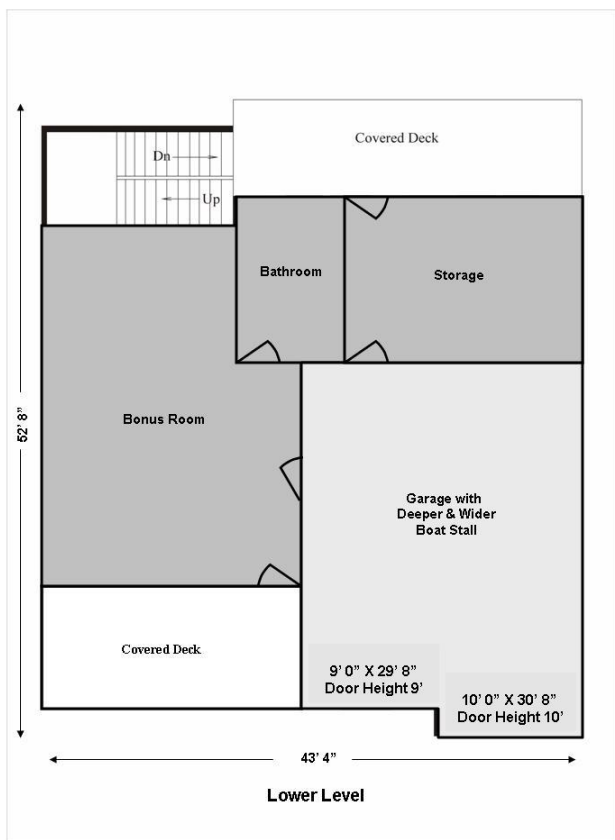
Friendly outdoor spaces invite the best kinds of gatherings in this well-crafted home. An unrestrained floor plan offers great ambience for kicking back and a sensational retreat for guests—whether the occasion is formal or casual. Doors open to the covered porch from the great room, letting in fresh air and the sights and sounds of the great outdoors. Double window views enhance the dining room, which shares its light with the gourmet kitchen built for entertaining.

A genuine retreat, the master suit is spacious and luxurious. Inside, the owner's bedroom leads to a spectacular bathroom with linen storage and two walk-in closets. The lavish bath includes a whirlpool tub, oversized shower, two vanities and a separated lavatory. Two secondary bedrooms on the main level share a second bath and laundry facilities are nearby.

Finally, the lower level features a two car garage with one stall wider and deeper to store your boat. There is also plenty of air conditioned storage. The lower level also has a full bath and can be finished to include a game room or two additional bedrooms. This home also features an optional elevator by moving the laundry facility to the lower level.



Harborside, Matagorda, TX  
[www.harborsidetexas.com](http://www.harborsidetexas.com)  
 713.419.9735



*Extraordinary architecture,  
rare quality in construction and finishes . . .  
and just the right size.*

The following is a partial list of features:

- 11 foot ceilings in master bedroom and great room; 9 foot ceilings in all other rooms
- Extensive recessed lighting and crown molding throughout
- Tile and laminate wood flooring throughout
- Extra-wide casings & baseboard moldings
- Fireplace and Ceiling Fans
- Elegant solid wood kitchen cabinets with Jenn-Air stainless appliances
- Granite counter tops and with under-mount sinks
- Four exterior decks with rear deck screened
- Utility/laundry room on main level
- Whirlpool tub in master suite
- Comfort-height lavatories
- Maytag cooling and heating
- Double-paned, low E windows
- Composition designer shingle roof
- Maintenance free exterior siding with 50 year transferable warranty
- Trex and Azek maintenance free exterior decks, exterior trim and stair system
- Spacious garage designed extra-large for a boat with additional air conditioned storage
- Superior construction throughout meeting required coastal windstorm codes

