

Del Lago Estates
30 La Jolla Circle

1. 110' of water frontage
2. 0.58 acres open waterfront lot on tip of Del Lago Estates peninsula
3. Due East lake exposure
4. Prevailing southeast breeze travels 6 miles over lake prior to refreshing the back yard
5. 300 ' deep lot
6. Bulkhead and docks totally replaced and expanded in 2008
7. 3000 square foot multi-level dock over open water with 25' X 25 ' lounging deck
8. 2 boat lifts
 - a. Boat Lift 1: 50' X 18'; 35,000 lb lift with cradle (electric)
 - b. Boat Lift 2: 40' X 12'; 15,000 lb lift with cradle (electric)
9. 3 - 1800 lb jet ski lifts (electric)
10. 10' deep by 20' wide channel under boat dock 1 extending to deep water
11. Decks wired for electricity and plumbed for water with stainless steel dock manager pedestal
12. Built-in 4' stairs with galvanized steel grate treads to access water
13. 2 live oak trees
14. Gated community with boat ramp
15. No mud tax
16. \$1000 year POA dues
17. 1.1 miles from TX-105
18. Ready for a pad. Minimal dirt work required.