

238 River Haven Road – Features List

Outdoors

- 75 foot of prime Lake McQueeney improved water front that includes:
 - Double boat lift
 - Over 1200 sq' of composite decking (no splinters, cooler than wood, and extremely long life span) for entertaining
 - Bulkhead
 - Slide into the water
 - Guest boat slip
 - Detached oversized boat shed for all your skiing and fishing equipment.
 - Constant depth at the end of the dock 10-13'
 - The water front setup is as skiers/fisherman's paradise
- Best of Both Worlds:
 - Private upstairs living with a 600 square foot deck for entertaining and separate Man Cave (approx. 200 square feet) for hanging out and watching your favorite sporting event
 - Downstairs dock (with guest slip) and over 1,000 square feet of entertainment area
- House has NEVER flooded and you DO NOT need flood insurance
- Pastoral views from both the front and the back (over-looks a cattle ranch) of the house
- The house is North facing, so it is situated perfectly for the sun. In addition, with all the huge mature trees you have shade throughout the day
- Oversized pebble driveway for all your parking needs (can hold up to 9 cars)
- Double cul-de-sac

Indoors

- 2343 square feet – 4 bedroom, 3 bath home
- 4th bedroom setup as an awesome game room with excellent views of the lake
- Reclaimed dance halls wood lines the walls in the main living area to give it that authentic Texas look
- Windows throughout the house for excellent views to the lake
- Major additions in 2007 (Master bedroom/bath, Game Room, bathroom updates)
- Kitchen updates in 2016 – High end granite and Silgranit sink
- Carpet added in 2016