

690 CR 1944

AMENITIES

PROPERTY

- Located on Lake Fork (#1 Bass fishing lake in Texas)
- South facing sloped lot
- Cul de sac road
- Lots of trees
- Beautiful lake views from inside & out ground level & upper level decks
- 8x9 stone & wood gazebo w/bench & table down the slope facing the lake
- Approx. 135' steel seawall
- Golf cart ride to Lake Fork Golf Course
- Dog run
- Lake water fed sprinkler system

HOME

- Ground floor & upper level Master Bedroom suites with lake views & direct deck access
- Open floor plan
- Originally built in 1987 as one story of 1656 sq. ft.
- Addition of two stories of 1882 sq. ft. (w/o garage area) completed in 2011
- Original one story fully remodeled in 2008
- Two (2) 5 ton / 17.25 SEER TRANE heat & cool units installed 2011
- Two (2) Bradford White Hydrojet gas hot water heaters installed 2011
- Stained concrete, hardwood, tile & carpet flooring
- Crown moldings throughout
- Inside/Outside sound system
- Multiple ceiling fans
- Motion sensed exterior lighting
- Pre-framed, pit & electrical for elevator (Currently being used as ground & second floor storage)
- Metal roof
- Public water
- Aerobic system

KITCHEN

- Fan/light & recessed lighting w/dimmer
- Gas oven & cooktop
- Microwave
- Refrigerator/freezer w/water & ice
- Dual sink w/disposal

- Dishwasher
- Granite countertops w/stone backsplash
- Cable TV

LIVING/FAMILY ROOM

- Wood burning stone fireplace w/gas starter
- Wet bar w/granite countertops, copper sink & faucet, wine rack & cabinets
- Wood accent wall
- Cable TV w/surround sound system
- Large windows with rear deck & lake views

TWO MASTER SUITES

- Direct lake view deck access
- Large windows with deck & lake views
- Fan lights
- Lots of closet space
- Cable TV
- Carpet
- Walk-in showers
- Granite countertops

TWO ADDITIONAL BEDROOMS

- Carpeted
- Fan lights
- Closets
- Easy bathroom access

OFFICE/STORAGE

- Hardwood floors
- LED lights
- Fan light (Office)
- Storage shelving (Storage room)

MEDIA/TROPHY/GAME ROOM

- Hardwood floors
- Fan light
- Multiple flood lights
- Fully wrapped with plywood

- Vaulted Ceilings

UPPER LEVEL DECK AREA (220 sq. ft.)

- Cedar
- French doors from master bedroom
- East & West sun shade system
- Coach lights
- Fan light
- Table w/chairs, 2 chairs w/table & rocker

UTILITY ROOM

- Washer & dryer hook-ups
- LED lighting
- Utility sink
- Storage shelving

REAR DECK (1135 sq. ft. w/o cooking area)

- PERGOLA: Cedar construction (8x12), metal roof, fan light, Teak dining table w/8 chairs)
- Coach lights
- Rope lights
- Fire pit & chairs
- Teak recliners (2)

COOKING AREA (220 sq. ft. “under roof”)

- Fan light
- Coach light
- Flood light
- Large gas grill w/granite tops
- Wood smoker
- 2 Burner fryer w/pots
- Designer Teak chairs and stone top table

GARAGE (21x22 – 462 sq. ft.)

- Epoxy floor
- LED lighting
- Work bench
- Storage shelving

- HVAC
- Access door & dog run
- Electric opener

STORAGE/SHOP BUILDING (12x16)

- Florescent lights
- Ceiling fan
- 7x7 roll-up door
- Side service door
- Work bench
- Storage shelving
- Epoxy floor
- 50 amp Electric Service
- Metal siding & roof

DEEP WATER DOCK (42x38)

- With 8x10 storage/pump/tackle room
- Electric pontoon & bass boat lifts
- Wave Runner/Jon Boat lift
- Florescent lighting
- Stainless steel sink w/granite top
- Fish feeder tubes & attractors
- Sound system w/speakers
- Table w/chairs, hammock & stack chairs
- Work bench, storage shelving & fishing pole racks
- Recently painted & deck stained
- Metal roof
- Domestic water (Sink & hose bibs)
- Approx. 135' Seawall
- Deep water (approx.. 11' at boat props)