

# For Sale



## **130 Madelyn Rose Bayview, TX**

**\$940,000**

This Mediterranean style home of approximately 4400 sq. ft. is in a small, gated subdivision in a very rural setting, and is twenty minutes from South Padre Island. The three bedroom, 3 ½ bath home is situated on 1.5+ acres and borders a wide Resaca, and provides 250 ft. of Resaca frontage. Construction is top quality throughout, featuring an exterior of large pastel colored brick from Mexico, with numerous arches and columns inside and out. All of this is under 7000 sq. ft. of red barrel tile roof.

### **Interior Features:**

- 4000+ sq.ft. of large (24" x 24") porcelain floor tile
- Natural granite or marble on all kitchen counters, bathroom vanities and bar counter tops.
- All cabinets and vanities are custom, done in maple with a toffee stain finish.
- Separate wet bar with GE beverage cooler and ice maker, and built-in wine rack.
- Quality Moen fixtures throughout - including copper faucet fixtures on both kitchen sinks and on the wet bar. All three sinks are black Moenstone.
- Surround Sound system: Along with audio entertainment system speakers throughout the house and back veranda.
- Baseboards – 10in. high.
- Gas log fireplace with granite hearth.
- Pool table in large family room
- One spare bedroom is setup for a second master suite.

**Appliances:**

- GE Monogram Stainless Steel Appliances: 2 Convection/convention ovens, Warming drawer, Beverage cooler, Ice maker
- Bosch s/s dishwasher
- Kitchen Aid Refrigerator
- 2 – 5 ton Lenox A/C units: High efficiency (15 sear), two speed with heat pump.
- 2 Separate reverse osmosis water systems, and a water softening system.
- Monitored comprehensive Security System.
- Large attic vent fans (7 electric thermostats) and quality insulation package.

**Exterior Features:**

- Front Entry Door: custom manufactured locally by a German craftsman, 8ft. double wide Round Top, made from African mahogany.
- Spacious Veranda – 1400+ sqft. under roof, fully tiled with slate-like material, bordered with 11 columns and brick arches. Ceiling is beaded pine blank.
- All windows are Simington double pane, high impact, wind storm certified glass. The back of the house is largely all picture windows to enjoy the Resaca view.
- Two Separate Septic Systems – One on each side of the house.
- Large walled garden area adjacent to, and viewed from the master bathroom.
- Numerous mature mesquite and palm trees.

**Community Center:**

- Available for use by all residents
- Features a large meeting and dining area for special occasions
- Exercise room
- Large indoor swimming pool
- Air Conditioned Tennis Court

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This information is believed to be accurate but is not guaranteed and is subject to change without notice.