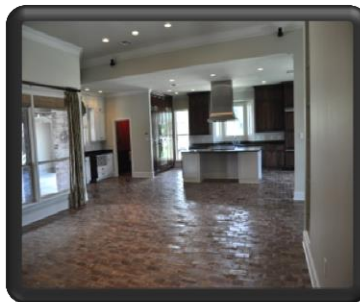
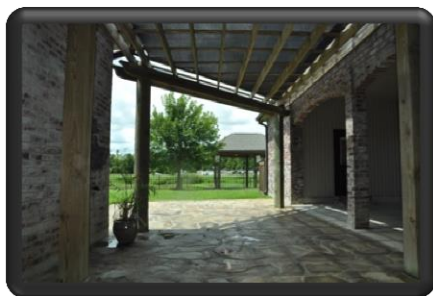


\$495,000

Call Ryan 985-856-2200

Asking \$30k below appraised value from 6/14



250 Tulip Dr with Boat House and Electric Lift

3 bedroom 2-1/2 bath CUSTOM BUILT HOME

2110 living sq ft / 3207 total square ft

Mulberry School District

Flood Zone C

8'+ elevation

SPECIFICS and DETAILS:

- ❖ Appraisal obtained by owner in June 2014 came in at \$527,000.00.
- ❖ Waterfront Property with Boat Access to Intracoastal Waterway
- ❖ Lot size is 90' wide x 196' deep
- ❖ Built by Dec 2006
- ❖ Open floor plan with plenty of natural light
- ❖ 10', 11' and 12' ceilings throughout
- ❖ Custom Kitchen Cabinets and Granite Countertops
- ❖ Appliances are Viking Professional and include built in refrigerator freezer, 6 burner gas range top with hood, wall oven, microwave, dishwasher, under-counter beverage center, under-counter ice maker
- ❖ Large master bedroom, closet, and bathroom with tub, walk in shower, his-her vanities/and toilet room, and walk in custom closet
- ❖ Flooring is Old St Louis Brick throughout main living area kitchen, breakfast, and hall; bedrooms are engineered wood floors, and bathrooms are ceramic tile.
- ❖ Real wood fireplace with gas starter.
- ❖ (2) Gas tank-less energy-efficient water heaters
- ❖ Burglar and fire alarm
- ❖ Closed cell foam insulation in attic applied to the rafters and Ultra Touch denim insulation in walls.
- ❖ Built In Bose surround sound system and Bose speakers interior and exterior
- ❖ Oversized carport/garage with garage doors and brick arches that lead to the flagstone patio.
- ❖ Attached storage shed with custom built shelving and cabinetry and sink. Connections for a full size refrigerator/freezer and a full size ice maker.
- ❖ Custom pressure treated wood Pergola over a large flagstone patio off of the covered back porch
- ❖ Established landscape in the front yard with sprinkler system along with a fully sodded yard
- ❖ Aluminum decorative fence
- ❖ Vinyl bulkhead along entire bayou with a low water deck in addition to boat house
- ❖ Boat house with ample decking and a custom boat lift to accommodate up to 10,000 lbs
- ❖ Low maintenance brick exterior and vinyl soffit.
- ❖ Gutters around entire house and boat house.
- ❖ Driveway from road to boat house for extra parking and boat access.

More information and pictures are available. Please call or email ryan@galley.com for this info