

362 Marina Place (Pinecrest Estates) Trinity, TX 75682

Features of the house & property:

Main house is a 3 story with 6 bedrooms & 4 ½ baths

First floor: Master bedroom, master bath with separate shower & tub, 3 master closets, seated vanity area; king bed & TV included

Guest room with large closet & bath off the hall; king bed included

Linen closet in hall (linens, towels, etc.)

Entry with closet

Music center in hall closet with storage

Open living area with built in bookcases & china buffet; leather sofa, loveseat, easy chair with ottoman, end table, coffee table, TV

Breakfast area with a table for 6

Formal dining area with 5 large windows looking out at the river

Dining table for 10 & china buffet

Wet bar with beverage & glassware storage

Reading area with leather recliner & rattan loveseat & tables

Game table with 4 seats

Wine refrigerator & soft drink refrigerators

Large kitchen with TV, 2 dishwashers, wide double oven,

electric cooktop with 5 burners, side-by-side refrigerator/freezer,

large microwave, appliance "garage", pantry with pull out shelves,

large island with drawers & cabinets on both sides & electrical units,

coffee bar, vase storage, cabinets galore, tray storage above ovens &

skillet storage below ovens, 2 seat eating bar in the kitchen,

silestone countertops with tile backsplash, undercounting lighting,

stainless double sink, dishes for 24, silver for 24, glassware for 24,

pots & pans, small appliances

Laundry room with washer & dryer, cabinet storage above, broom & key

closet, more pantry storage, built in fold down ironing board

Bedroom floors & dining area have commercial wood laminate & entry,

hall, bathrooms, laundry, kitchen, living, & breakfast areas have

porcelain tile with area rugs.

Crown molding in every room

White cabinets

11 ceiling fans on first floor

First floor has its own AC/heating unit

Security system in hall & monitored by ADT security

Two phone connections in kitchen & one in master bedroom

All double pane windows have large wood blinds

Views of the river from the dining room, breakfast room, & kitchen

All walls are painted a pale natural beige

Second floor: 4 bedrooms & 2 full baths with showers/tubs & seated vanity areas, Great suites for accommodating 2 families with children. Each suite has adult bedroom with king bed, end tables, TV areas, 2 built in closets in each room, & a children's room with 4 bunk beds. All bedrooms have commercial grade carpet, bathrooms have porcelain tile floors & double sinks, separate commode areas, linen storage & beveled mirrors.

In between suites, there is a game or play room with storage for toys or games, including a leather sofa, loveseat, easy chair with ottoman, TV, extra hall closet, & commercial laminate floor.

Off of one bedroom is the library with silestone countertops for 2 computer areas, office storage, bookshelves for books, picture shelves all around the top of the room for photo displays, recliner & reading area, & commercial laminate floors. There are large windows in the computer areas which have great views of the river.

In one adult bedroom, there are 2 extra closets which are used for general storage, such as folding tables & chairs, decorative items, vacuum storage, holiday items, etc.

Crown molding in every room
White cabinets
Second floor has its own AC/heating unit
All double pane windows have large wood blinds
10 ceiling fans on second floor
Off of the second floor in a children's bedroom is a door & stairway all the way on the side of the house for a fire escape.
All walls are painted a pale natural beige, except 2 adult bedrooms which are pale yellow
All bedrooms, library, & play/game room have phones or connections for phones

Third floor: Movie theater with 14 movie seats & 7 high definition speakers; can watch movies or watch regular TV on screen; movie theater carpet & movie lighting; storage cabinet for blankets & equipment
Half bath
2nd library & reading/ refreshment center with loveseat, soft drink refrigerator, microwave for popcorn, photo ledge for photo display, lighted cabinet, slot machine, bookcases, commercial wood laminate floors; wood paneled walls; phone
3rd floor balcony ---covered on sides & top with great views of the river & sunrises & sunsets; round table & chairs included; commercial indoor/outdoor carpet; storage bench; phone
3 ceiling fans --- 2 inside & one on balcony
Third floor has its own AC/heating unit

Stairways: Commercial grade carpet & can lighting

Long front porch with one end having a ramp for handicap accessibility; also includes entry door into the dining/reading area; porch swing capability

Back porch is small & covered & has a bench to remove outdoor shoes; sprinkler system controls are outside the door as is a phone.

Wide sidewalk up to the house & around to the ramp area & guest house; sidewalk from the back door to the guest house & down to the patio

House has a red metal roof, red oval glass front door, & off white vinyl siding with black trim on the windows

Guest house: trundle bed, bar area in kitchenette; refrigerator, freezer, bathroom with shower; linen storage, closet area, window AC. In the past, it has been used as a guest house when overflow of guests in main house. Today, it is used as a storage facility. New paint, two ceiling fans, phone. New siding & a red metal roof to match house.

Covered garage, large workshop for tools, fishing, & garden supplies with second floor storage; nice covered, concrete dog pen ---shade for summer & walls for winter; more covered parking or boat storage; phone inside workshop

Raised garden or flower beds; irrigation in all of beds along the river & patio

Large patio & barbeque pit; picnic tables & patio furniture; potted plants

New marina built in 2005 for pontoon boat lift, bass boat lift, go devil lift, & 2 jet ski lifts with a boat house for fishing gear storage. Viewing area with bar & bench & a sink & cabinet top for fish cleaning. Walkway has a gate to close to keep dogs out of area. Red metal roof to match house.

Old, original floating marina has new flotation, new walkway, gate to keep out dogs, fishing hole inside the building, boat drive-up inside the marina, & a covered porch around the building to fish off the facility; metal roof

Fence constructed in 2005 at a cost of \$10,000 & approval of the Trinity River authority to keep logs out of cove area with an opening for boats to come & go inside the cove.

New hot water heater purchased in Fall 2015

Private boat ramp ---extra wide & 20 feet long ---constructed of concrete. This ramp is one of the few along the river where boats can be launched regardless of river depth at all times.

House is all electric.

The septic system was replaced by the installation of an aerobic system in 2005.

Sprinkler system which uses river water to sprinkle the lawn & garden/flower beds. A shoreline fee of less than \$350 is paid yearly to the Trinity River Authority. Not all homes along the river are able to access river water for their sprinkler systems. New pump installed in fall of 2015.

The yard contains the following fruit trees/bushes: several types of figs (black Turkey, Brown almond), satsuma oranges, loquat, jajubi, pomegranate, persimmon, banana, Meyer lemon, peach, lime, kumquats, white grapes, pecan, walnut, & pear

Flowers include: magnolia, gardenia, azaleas, roses, camellias of every type, & seasonal seeded flowers such as zinnias, gladiolas, dehlis, esperanzas, Pyracanthas, ginger flowers, wisteria, & more

Driveway is a large asphalt drive in front of house to the river & to the patio.

The house is built on a hill in a private reserve, the only one of its kind in the subdivision. It is at the end of the road, & it has a locked gate for further security when away.

The lot is approximately .9 of an acre & the property is surrounded by a fence.

Three additional small lots are attached to the property to provide even further privacy & it prevents anyone from building next to the main house, garages, workshop, & dog pen.

A yellow paddle boat (great for children to use around the marinas & in the cove), 2 jet skiis, & maybe another small boat will come with the property.

A flower garden with 3 flag poles also are situated on the property.

Many of the items in the workshop area will be left for new owners.

Windstream internet & landline phone service are available for use in the area.

Dish TV can be obtained for TV service.

The house is in a very quiet area & the river views are spectacular. The sunrises & sunsets are beautiful as seen in the photo albums I will leave to give a history of the house. Birdwatching is a favorite past time, especially in the fall & winter months.

Property owners have access to the subdivision pool & club house.

The house was originally a one story house with a restaurant on the patio & the old marina was used for boats to pull up & eat at the restaurant or buy bait. The restaurant was destroyed by Hurricane Carla & the one story house & property was purchased by Darrell & Pat Joslin. The house later burned when their son fell asleep smoking a cigarette. They then built a two story house which we purchased in 2001. In 2005, a disturbed child visiting his grandmother burned our house down after a fishing trip with my husband & our grandson. We totally rebuilt the house with new walls, new plumbing, new wiring, new floors, new appliances, & new everything. My husband let me remodel with no set budget & I made it bigger & better as I drew plans with the builder. It was a house built for entertainment & having many guests come & go for the holidays & fishing excursions & large dinner parties & family gatherings.

All personal items such as photos, box collections, a few rugs, & a few other special things will be removed from the house, but most everything will be left for the new owners.