



## Luxury House Boat 225



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\*\*\*\* Like New Condition\*\*\*\*\*

Pkg Price Item #1 thru #4--\$1,600,000.

### **Item # 1**

Prime Lot in Point Fourchon Subdivision with Dock, Boat House, Boat lifts, dock furniture and utility connections.  
Bulkheaded and nicely landscaped.

### **Item # 2**

Houseboat all steel construction  
two story  
5 Bedrooms  
5 Baths  
Built new in 2007/2008.  
Barge: 85' x 35' x 4' (well painted inside)  
Drydocked and bottom paint and anodes 2013

Living space: Approx 3000 sq ft

Bedrooms: 5

Baths: 5

Kitchen: All top of the line Stainless appliances /Granite

Furnished: Completely furnished with high quality furnishings

Covered Front Porch: on second floor-- great views

Utility Room: Washer/Dryer

Ice Machine: Yes

Generator: 1 - Cummins 60 KW

Fuel: 1700 gallons diesel

Water: 10,000 gallons

Central Air/Heat: 3 units

Washer/Dryer: yes

Spud Wells: spud wells in place (no spuds)

Utilities: on shore power and city water at current location

Dehumidifiers in Barge with sump pumps

Sewer Treatment System

Must see this Unit to appreciate the quality construction, decorating and furnishing!!!!

**Item # 3**

Pushboat(twin engines) completely rebuilt and in top condition

Size: 46' x 12' steel hull

Power: (2)-671N Detroit

Electronics Controls wired to houseboat whereas you can steer and control pushboat engines from front upper deck of houseboat.

Generator: Isuzu 23 KW

**Item # 4**

(1) – aluminum pontoon boat with Yamaha outboard

Size: approx 24'

Motor: Yamaha 135 hp

Sits in Boat lift in Boat House.

Pricing: Sold as package \$1,600,000. U.S. Dollars.

Comments: LUXURY ON THE WATER!!! MUST SEE TO APPRECIATE!!! CALL OR EMAIL FOR MORE PHOTOS AND INFORMATION!!!

**DISCLAIMER:** Vessel description is believed to be correct, but not guaranteed. Price Subject to change without notice. Subject to prior sale or charter.