



This home is rich in value, not in price.

Relax & enjoy your dream lifestyle at this convenient, in-town location, thoughtfully developed to maintain both charm & privacy.

Ideally located close to the beach, the best restaurants & shops, tennis courts, fishing pier, schools & churches in a very walkable neighborhood.

Friendly neighbors on both sides. This property is a pride of ownership property, and a rare find on the island.

Survey, seller's disclosure and plant & bird lists available on website.

Shown by appointment. Easy to see.

Home is kept in show-ready condition.

**Betsy A. Churgai, broker
Island Associates Real Estate
(361) 749-4152**



ML# 221916 Offered at \$289,000

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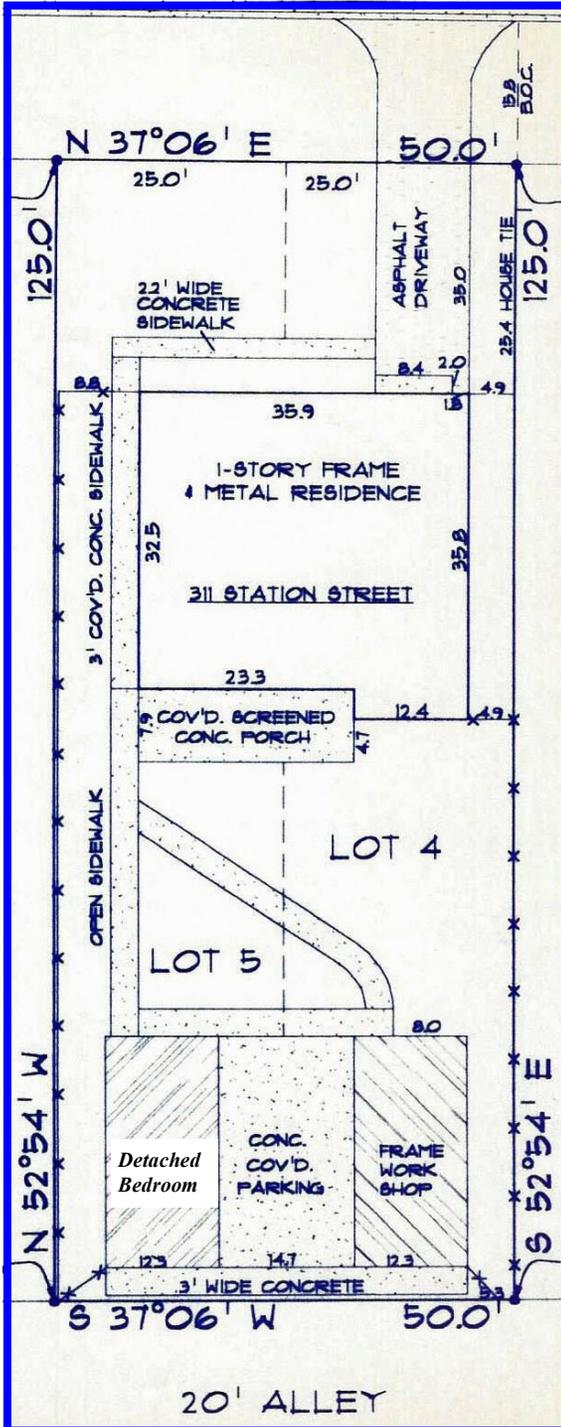
Particulars believed, but not guaranteed, to be correct. Buyers should verify all information.



**Charming, move-in ready 4 bedroom, 2 bath
1740 square feet**

Outstanding use of space maximizes an extensive array of amenities not normally found in properties of this size & price. This tropical oasis flows well inside & out, with paths & walkways to the BBQ area, outside bar and garden, with several seating areas, plus a screened sun room. Well-established, superior quality, low maintenance xeriscape landscape is a bird-watcher's & butterfly-lovers paradise. Grass so nice you just want to take your shoes off and roll around. Lovingly maintained by a local couple as their full time residence for 17 years. They are retiring and returning to their roots elsewhere in Texas.

One bedroom is nestled in a separate building backing up to a quiet 20' wide alleyway, and currently is in use as a home gym & game room. Formerly an office, it features drive-up access to the carport & additional alley parking. A spacious shop occupies the other corner of this inviting backyard, with work bench & shelves a fine man cave or crafting room.



SURVEY

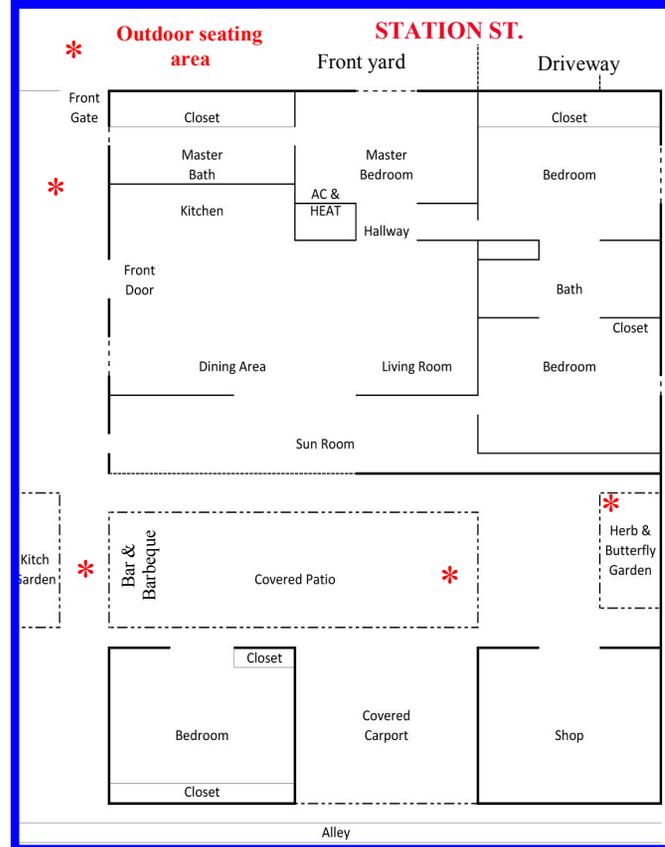
Corrugated metal houses, according to the internet, are gaining popularity as ideal for coastal communities, due to their superior construction, and may be better suited to our windy, salty environment, than traditional structures. Both roof & sides are aluminum – NO RUST!

Additionally, metal buildings are generally more fire-retardant, decay-resistant, and virtually maintenance-free. So you can spend more time enjoying your home.

Home currently has homeowners, flood and wind insurance, rated as a regular frame house. This is neither a manufactured house nor a mobile home.

With no homeowners associations nor homeowners monthly fees, you have the freedom to modify the premises as you wish.

- Open floor plan with higher ceilings
- Sensibly designed large kitchen overlooks dining area & living room, breakfast bar
- Plenty of windows brings the outdoors inside, so you can enjoy your yard
- Master bedroom has an entire wall of closets
- Updated bathroom with glass tile, new double sink, granite counter tops. Giant 4-door mirrored closet in bathroom, plus extra linen closet
- Tile or concrete flooring throughout
- Storage galore with abundant closet space, access & inspection ports to attic
- Furniture and furnishings negotiable; appliances convey
- Just repainted in contemporary, colorful Port A style, fully fenced
- Double pane windows, house insulated, central heat and air—new Trane AC 2012
- Aquaponic gardening, or gardening on raised beds, well water too, 3 zones
- Zoned R-2 for short term rentals or Bed & Breakfast
- Underground electric, gas, & extra phone lines; each bldg. has own electrical panel
- Valuable as a family coastal retreat or investment property
- Lot size permits adding an accessory dwelling unit & room for a pool!
- Plant/bird/butterfly list available



Approx.
Layout

Not to
Scale