



For Sale on Market

**\$150,000**

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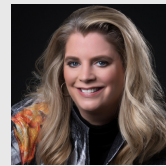
## 596 EXOTIC ISLE ST, MATAGORDA, TX 77457

5 BEDS, 3 FULL BATH(S)

Exotic Isle, located on the Colorado River, is an exclusive, owner-only island community just minutes from Matagorda's bays. The approximately 35-acre island is offering privacy and space between properties. This estate sale presents a rare opportunity to acquire 4 contiguous platted lots plus an additional .66 acres including lots 37, 38, 39, and 40, and is priced at lot value. Lot 39 includes an existing home that may be renovated or reimagined, while Lot 37 contains a remaining slab from a previously removed residence. The remaining lots and acreage are vacant, allowing flexibility for redevelopment, expansion, or a custom island retreat. The island features natural terrain, mature trees, and a community pool. Access is by private barge or gated roadway through the power plant. New piers and docks are currently under construction on both sides of the island, further enhancing access. A rare opportunity to secure multiple island lots in this private riverfront community.

### GENERAL DESCRIPTION

- Subdivision:** Exotic Isle
- Property Type:** Single-Family
- Bedrooms:** 5
- Baths:** 3 Full
- Stories:** 2
- Style:** Traditional
- Year Built:** 1977
- Building Sqft:** 2,400 / Appraisal District
- Lotsize:** 46,644 / Appraisal District
- Maintenance Fee:** \$835 / Monthly
- Key Map:** 1
- MLS# / Area:** 42284686 / 54



Get in touch  
**Jodi Rutledge**

7139070912

COMPASS

Compass RE Texas, LLC - The Woodlands

8328994788

596 Exotic Isle St, Matagorda, TX 77457

Visit <https://www.har.com/42284686> for more information