



For Sale on Market

**\$387,862**

Call 8325636221 Today!

## 1867 COUNTY ROAD 291, SARGENT, TX 77414 2 BEDS, 1 FULL BATH(S)

Charming waterfront retreat in Caney Creek Haven! This beautiful, move-in-ready home sits on two waterfront lots along scenic Caney Creek, offering the perfect blend of relaxation and outdoor adventure. The open-concept layout creates an inviting space for entertaining, and the home is being sold fully furnished for immediate enjoyment. Located in the highly desirable Caney Creek Haven subdivision, residents enjoy deed restrictions, a private boat ramp, and a friendly coastal community atmosphere. Just 90 minutes from Houston, this property is ideal as a coastal getaway, vacation rental, or full-time residence. Take a quick ride over the Corkscrew Bridge to the beach and experience world-class saltwater fishing. Caney Creek is perfect for kayaking and canoeing, with nearby bait camps, local restaurants, and a fun stop at Flamingo Texas. Enjoy easy access to the Intracoastal Waterway and Sargent Beach, all just moments away.

### GENERAL DESCRIPTION

- Subdivision:** Caney Creek Haven Sec 4
- Property Type:** Single-Family
- Bedrooms:** 2
- Baths:** 1 Full
- Stories:** 1
- Style:** Contemporary/Modern
- Year Built:** 2002
- Building Sqft:** 768 / Appraisal District
- Lotsize:** 24,045 / Appraisal District
- Maintenance Fee:** \$175 / Annually
- Key Map:** 1
- MLS# / Area:** 82466561 / 54



Get in touch  
**Carla Rae Southard**

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Coastal Realty Specialists

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1867 County Road 291, Sargent, TX 77414

Visit <https://www.har.com/82466561> for more information