

For Sale on Market

\$379,999

Call 9795494722 Today!

SINGLE-FAMILY, 2 BEDS, 2 FULL BATH(S)

Sargent, Texas- a true one-of-a-kind opportunity. This immaculate, income-producing property features a bright, open kitchen that flows seamlessly into a cozy living area, along with two spacious bedrooms, updated in a clean, open-concept style, capturing beautiful views. The downstairs level is full of potential, featuring a covered patio, a full bathroom, a workshop/storage area, and a fully fenced backyard. The property also includes two pristine RV spaces, RVs included each with its own private patio tucked away from the owner's retreat. Every unit is exceptionally maintained, professionally decorated, landscaped, and generates steady year-round income. Located just 5 minutes from Sargent Beach, a short boat ride to the ICW, and only minutes from East Matagorda Bay, this property boasts nearly 200 feet of waterfront, two piers, privacy fencing, and a new 200-amp breaker panel with a generator transfer box. A must-see coastal gem. Property conveys with both tax IDs: 33525 & 33524.

GENERAL DESCRIPTION

Subdivision: Downey Caney Creek Sec 9

Property Type: Single-Family

Bedrooms: 2

Baths: 2 Full

Stories: 1

Garage: 1 / Attached

Style: Traditional

Year Built: 1987

Building Sqft: 1,096 / Appraisal District

Lotsize: 10,846 / Appraisal District

Maintenance Fee: \$25 / Annually

Key Map: 1

MLS# / Area: 50184626 / 54



Get in touch
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