



For Sale on Market

**\$689,000**

Call (806) 729-1778 Today!

## SINGLE FAMILY, 4 BEDS, 4 FULL BATH(S)

Standout 4 bdrm, 4 bath property in the heart of Old Town Port A – laid-back coastal vibes paired with newer construction & serious income potential! This one''s a rare find with two completely separate homes, giving you flexibility to live, rent one or both, or host big Texas-sized getaways. With 4 bedrooms & 4 full baths total, it''s dialed in for group trips, family stays or multi-gen setups. The main home in the rear offers 3 bdrms & 3 baths with an open living, dining & kitchen downstairs that''s made for gathering after a beach day. You''ll also find a large bunk room with built-ins for 6 + a full guest bath on this level. Upstairs, two private primary suites each with en-suite baths keep things comfortable & private. Finishes bring the style with custom tile, shiplap accents, granite counters & hardwood floors. Private rear patio between the homes with seating & party lights ups the vacay vibes. Up front above the oversized boat garage sits a full 1 bdrm, 1 bath guest house with its own private deck entry, vaulted ceiling great room & an upgraded island kitchen with granite & a stainless range hood. The bdrm & bath carry the coastal feel with shiplap details, built in bed with wall sconces & a glass-enclosed tile shower. Front unit has produced ~\$20K/year on its own, covering taxes & insurance while the main house stays yours or adds even more income. Extras include the oversized boat garage for all the toys, multiple decks for catching the breeze & a big dual-connection laundry room. Strong projected income around

### GENERAL DESCRIPTION

**Subdivision:** Aransas Holding Co Sub C

**Property Type:** Single Family

**Bedrooms:** 4

**Baths:** 4 Full

**Stories:** 2

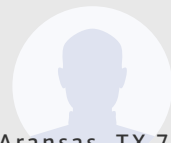
**Garage:** 4

**Year Built:** 2014

**Building Sqft:** 2,001 /

**Lotsize:** 4,356

**MLS# / Area:** CCARTX-454116



Get in touch  
**Tara Hogan**

(806) 729-1778

515 W Avenue C, Port Aransas, TX 78373

Visit <https://www.har.com/CCARTX-454116> for more information

Mark Grosse Real Estate LLC