

**Main Home  
2 BR, 1 1/2 bath**



**Large Great Room**



**Updated Kitchen**



**Open-Concept Living**



**Everyone can visit  
with the Chef!**



## **1300 Eleventh St.**

You'll adore this classic Port A beach cutie with outstanding corner location, ideal for investment income and/or vacation use! Sweet 3 bedroom, 2 1/2 bath home has been nicely updated but has the classic beach flavor you love. Separated up/down floor plan is flexible & ideal for maximum rental income or multiple families. Upstairs features open living, dining & kitchen with stainless appliances & huge kitchen island, plus 2 bdrms & 1.5 baths. Large upper deck offers afternoon shade. HUGE covered patio/carport and 1-car garage. Tons of potential with corner location, big back & side yard. Updates include outdoor heated shower, wi-fi locks & thermostat, fresh paint in & out, more. Downstairs is the large guest suite with open-concept living, dining, kitchenette & laundry, plus a large bdrm and new bath; could easily house 1-2 more bedrooms. Downstairs suite also has easy-care sealed concrete floor & sealed pilings! Offered fully furnished. Highest 'X' elevation! ★5-star rating on Airbnb!★

**Guest Apartment  
1 BR, 1 bath**



**Bedroom sleeps 4**



**LR sleeps another 4**



**Beautiful new  
Bathroom**



**Kitchenette and  
Laundry!**

**So close to the beach  
and the heart of Port A!**



**2,048 SQ. FT.**

**\$4,971 2016 TAXES**

**Pool-sized  
Back Yard!**



**ONLY \$399,900**



Selling Port A Everyday Since 1972

**Mark Grosse**  
(361) 749-6603  
Real Estate Brokerage

Port Aransas. We know it. We ♥ it.

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