

136 Dunes Drive



It's all about those **VIEWES!**
Private POOL!

Second Floor



This stunning 4/4 is tough AND beautiful, with sweeping GULF VIEWS from almost every room, location just a block from the beach, PRIVATE SPARKLING POOL, strong rental income, & can be used as a huge 4-bdrm home or two separate 2-bdrm DUPLEX UNITS! Survived storm with minor damage and is being repaired. Projected earnings \$85k/yr+. Top floor features huge 2/2 home w/open concept living, dining & island kitchen, laundry closet, big porch & panoramic Gulf views. Take interior lock-off stairs or outside stairs down to the virtually identical 2/2 home on 2nd level w/it's own porch & same great water views. Ground floor features huge, new sparkling pool, multiple covered patios, a 2nd laundry, cool kayak outdoor shower, storage rooms & tons of parking. Ideal for rental income, live in one & rent the other, or use all for yourself. Steps from the beach & right in the heart of Old Town Port A! Stacked closets for easy elevator addition. Massive 8855 SF lot! Fully furnished!

\$825,000 **MASSIVE 8855 SF LOT**
2017 taxes \$8264

Third Floor



Selling Port A Everyday Since 1972



Port Aransas. We know it. We ♥ it.

155 West Cotter Avenue, Port Aransas, Texas 78373

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