

136 Dunes Drive



NO HOA FEES!



It's all about those VIEWS!

JUST A BLOCK FROM THE BEACH!

STUNNING GULF VIEWS FROM ALMOST EVERY ROOM!

Second Floor



This SPECTACULAR 4/4 home has it all! Sparkling pool, strong rental income, awesome water views, and can be used as a huge 4-bdrm home or two separate 2-bdrm DUPLEX UNITS! Projected earnings \$85k/yr+. Lower half alone produced \$40k+ in partial year 2016. Top floor features spacious 2 bdrm, 2 bath home with open concept living, dining and island kitchen, laundry closet, big porch and sweeping Gulf views. Take interior lock-off stairs or outside stairs down to the virtually identical 2 bdrm/2 bath home on 2nd level with it's own porch and the same great water views. The ground floor features huge, new sparkling pool, multiple covered patios, a 2nd laundry, cool kayak outdoor shower, storage rooms and tons of parking. Ideal for rental income, live in one & rent the other, or use all for yourself. Stacked closets for easy elevator addition.

\$825,000 **MASSIVE**
8855
SF LOT
2016 taxes \$9980

Third Floor



Selling Port A Everyday Since 1972

155 West Cotter Avenue, Port Aransas, Texas 78373



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Port Aransas. We know it. We ♥ it.

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