

3307  
On the Beach  
Drive



## Coastal Ingenuity <sup>that</sup> Checks ALL Boxes!



First, LOCATION! Just steps to the beach! Walk or take your golf cart to shops & dining! Second, SUPER-UNIQUENESS! You've *never* seen anything like "The Evelyn" before in Port Aransas! Materials are limited to concrete, marine-grade aluminum, and galvalum. This structure is fire-, water-, and termite-resistant. Industrial finishes, yet *cozy and stunning*. High ceilings and lots of glass make this home bright and roomy, and expansive Gulf views can be taken in from most rooms throughout! Three bedrooms sleep 10 in beds. Four full baths make cleaning up after the beach a snap. Hospital-grade HEPA filtered dehumidifiers and mini-split air conditioners ensure a clean air environment that's adjustable by room to keep the whole family comfortable. Elevator access to all three levels makes pulling into the super-sized garage and unloading easy. Short-term rentals are allowed (and the income is impressive!), there is no HOA, a private swimming pool area is just one of several outdoor living spaces, and flood zone is "X". Sold turnkey—fully furnished! Super investment opportunity! 2,420 sq. ft. Lot: 50 x 120



## Don't Miss the Boat! \$1,750,000

Selling Port A Everyday Since 1972



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