

# 350 Private Road A

As Waterfront As It Gets



## UNPARALLELED LOCATION

Water, water EVERYWHERE! A topnotch location in Old Town Port Aransas on THE FRONT ROW of the ship channel with frontage on the Private Marina canal at the rear. The best of both worlds! Ship channel, lighthouse, Lydia Ann, and Gulf views WITH boat mooring to boot! A wonderful family compound, this property consists of a main house with 4 bedrooms, 3.5 baths, 2 living rooms, and laundry room, *plus* a guest house connected by decking with another kitchen & living area, 2 more bedrooms, and 2 more baths. An additional half bath is on the ground level near the garage, spacious storage area, fish cleaning stand, and boat lift, and there is plenty of shaded recreational space beneath with yard space for a swimming pool! Nice finishes throughout! Rarely available find in the gated Port Aransas Marina neighborhood with full-time onsite manager, community beach area along the ship channel, and easy access to the beach, shops, and fabulous local dining. 2,449 sq. ft. Lot size 5,250 sq. ft. w/ 78' of canal frontage. HOA: \$5,250/yr



Don't Miss the Boat! \$4,450,000



Selling Port A Everyday Since 1972

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