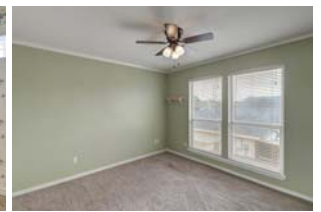
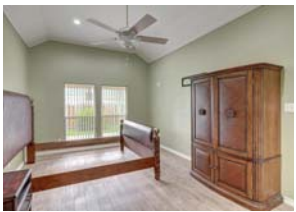
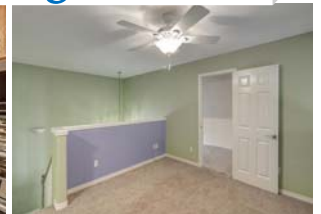


# 503 Lydia Ann Channel



## Corner Lot Home in Family Neighborhood



What a great opportunity to own a home in the sought after Channel Vista Subdivision. Make this the perfect weekend getaway or permanent home. Downstairs is the spacious kitchen/living/dining, the master bedroom, a half bath, all with ceramic plank tile flooring. Out back is a large fenced and partially shaded yard with plenty of room to spread out, Bar-B-Que and even room for a pool! Upstairs is two bedrooms plus a bonus game room, an extra sitting area, and a full bath. The kitchen features Oak cabinets with granite countertops and stainless appliances. Additional features include a wide 2 car garage, full yard automatic sprinkler system and plenty of storage. Just minutes to the community pool, nature preserve trails and dog park. Plus golf cart accessible to nearby marina, shops, restaurants, the beach and more! Best of all NO HOA! 30+ day rentals only. 2,268sqft. Lot Size: 5,873 sqft. 2022 Taxes: \$6,308.



# \$645,000

## Don't Miss The Boat!

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**155 West Cotter Avenue, Port Aransas, Texas 78373**

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