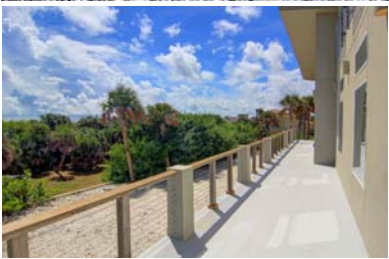


625 East Avenue C



In-Town Dunctop Estate

Fabulously one-of-a-kind! A high point in Port Aransas with elevation at 20' above sea level! GORGEOUS GULF & SHIP CHANNEL VIEWS! Unique LOCATION—tucked right in Old Town on a super-sized lot affording



spaciousness yet easy access to beach, shops, dining—all the fun stuff Port A has to offer! Wonderful combination of high-end modernity, privacy, and Old Town ease! All the bells & whistles! Impact resistant windows and doors throughout! Chef's kitchen is open to large living and dining areas and has six-burner gas stove with double ovens, microwave drawer, Sub-Zero refrigerator and giant, unbelievable custom island/bar top. This home was designed for entertaining with spacious, seamlessly flowing outdoor and indoor spaces. Smart home! Underground water system collects rainwater for irrigation of vegetation. First floor has two spacious guest bedrooms, a nice guest bath, laundry room, 2-car garage w/ handy dog wash station, a triple carport, and boasts a "wow" entry with awesome staircase leading to main level. Main level has wide open kitchen, living and dining space with fabulous powder room tiled with hand-painted tile, and giant master suite. Master bath is SO cool! Double vanity, built-in storage, soaking tub, and giant open double shower! Top floor is HUGE loft with VIEWS galore! Tons of expansion potential - add a pool and/or additional dwelling units! Short-term rentals allowed! 3,181 sq. ft. Lot: 36,382 sq. ft. No HOA 2019 taxes: \$21,004 Zoned R2



Super Opportunity! \$1,200,000

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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