



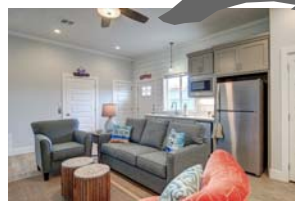
**698
Kaila
Court**

4 Beautiful Bedrooms!

Spacious Kitchen and Dining!

Custom built home w/ boat garage & unobstructed views of the Gulf. As you walk through the courtyard you are welcomed by a saltwater pool. Warm up by the gas fire pit. Open the front door to enter a living space with sink, ice maker and microwave. Slide the barn doors open to find a bathroom w/ double quartz vanity, glass tile backsplash & oversized shower. Ride the elevator to the second level and you are greeted w/ uninterrupted views of the Gulf. Boasting 3 guest bedrooms with en suite baths, laundry room & coffee bar. Reaching the third floor, you notice an expansive balcony w/ undisturbed views of the Gulf. The massive fireplace in the open living, kitchen, dining area makes the space feel cozy. Access the 4th story crows nest for 360 degree views. Retire in the master bedroom & count the ships' lights. This house is SMART: The security system has 9 cameras, Door Bird, Generac Generator, Nest Thermostats & surround sound that can all be controlled remotely from your phone, including the pool!

Smart Home with Surround Sound!



**Don't Miss
The Boat!**



\$1,525,000
3191
sq. feet
2019 taxes
\$15,772.56

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155 West Cotter Avenue, Port Aransas, Texas 78373

Mark Grosse
Real Estate
(361)
749-6603

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Port Aransas. We know it. We ♥ it. This information is believed to be accurate at time of printing but cannot be guaranteed. Price, taxes, square footage, fees & availability are subject to change & cannot be guaranteed.

List of features at 698 Kaila Ct:

- In town Cul-de-Sac SMART home with beach golf cart accessibility
- View: Beach views from Level 2 & 3 with 4th story "Crow's Nest" with 360 degree view of Port Aransas and surrounding areas
- HOA: No HOA fees
- Rental Zone: Short-Term Rental
- Flood Zone: X
- Lot size: Approximately 12,000 sqft
- Home size: 3350 sqft
- Builder: TKypke Custom Homes, Port Aransas, TX (2019). Hurricane cable system sealed house with foam-insulated ceilings and walls. Hurricane doors and windows are throughout the house. Two tankless hot water heaters with HALO system providing instant hot water.
- Smart Home Features: Security System, 9 cameras, surround sound interior & exterior, HVAC Nest Thermostats and Door Bird camera door bell can all be monitored and controlled by Smart Phones.
- 4 Bedrooms, 5.5 bathrooms, 3 living areas, dining room, large laundry, 3 decks, courtyard with pool/spa with heat & chiller, lots of storage
- Garage: Oversized 4 car garage/boat garage
- Generator: Full house Generac Generator
- All appliances convey. (All have 5-year warranty.)
- All interior and exterior furniture conveys. (Exceptions: Antique dresser in Foyer and antique washstand on Level 2.)
- All Kitchen dinnerware, glasses, cookware and utensils convey. (Exceptions: All items in louvered door storage areas on Level 3.)
- All pillows, quilts and comforters convey. (Exceptions: Sheet sets, towels and linens.)

Interior Upgrades:

- Oversized American Freedom Elevator, Corpus Christi, TX
- Gas Fireplace
- Plantation Shutters & Rugs by Susan Castor Collections, Port Aransas, TX
- Kitchen & Master Bath Counter-tops: Polished Quartzite, Delta Granite, San Antonio, TX
- Additional Bathroom and Wet Bar Counter-tops: Quartz, Delta Granite, San Antonio, TX
- Ceiling and/or Wall Fans throughout house
- 2 Trane HVAC units with NEST thermostats
- 5 Smart TVs
- Yamaha MusicCast Surround Sound in all living areas including the pool

