

1126 CHANNEL VISTA DRIVE | 5,196 SQ. FT. | \$235,000



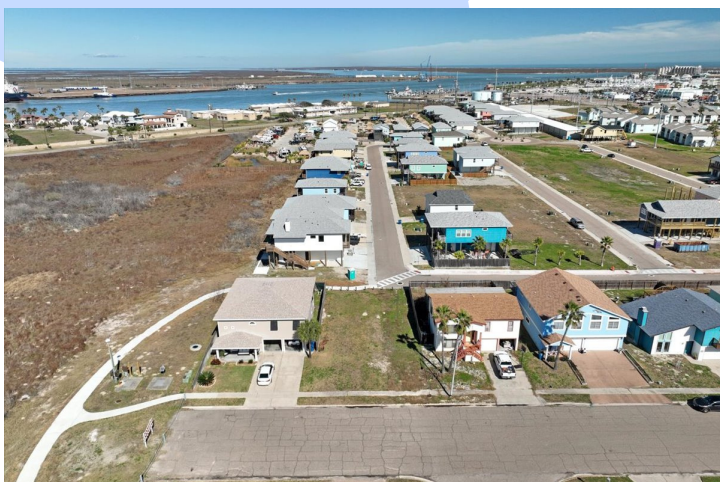
Sidewalk to  
City Pool/Parks

**NO HOA**

**NO min build time**

**Taxes \$4,115**

**Views of the Ship Channel**



Looking for a reasonably priced lot within walking distance to a heated pool, a well equipped playground AND showcases view of Charlie's Pasture, sand flats, & the SHIP CHANNEL? Well, stop looking, you found it, Welcome to 1126 Channel Vista Drive! Coming in at over 5,100 sq. ft., you have room to build a home that can accommodate all your crew's needs! The Channel Vista community has NO HOA & no minimum build timeline, making the build process easy to accomplish on your schedule! A quiet subdivision that does not allow short term rentals, it is nestled in the heart of Port Aransas & bordered by Charlie's Pasture, a 1,200 acre nature preserve that has paved walking & biking trails throughout, which also allow easy access to the City parks, pool & SPLASH PAD! Golf cart access allows for a fun ride to the beach, restaurants, shopping & all other local attractions. One of the only remaining vacant lots in this hidden gem of a community, it won't last long, so HURRY, Don't miss the BOAT!

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