112 West Main St. Brenham, TX 77833 979-836-8532



203 N. Live Oak St. Round Top, TX 78954 979-378-8778

COASTAL HOME APPROX. 0.36 AC.

HREC #15-028



HODDERE.COM

GULF COAST STAR

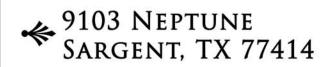


entertaining is taken to the next level with resort-style amenities like the poolside bar decked out with a 70" screen TV, outdoor heaters, commercial refrigerator, wine fridge, outdoor kitchen with prep area, electric mosquito screens/shades that allow you to enjoy coastal breezes without unwanted guests. Boating and fishing enthusiasts will delight in the convenience of having a private boat ramp, covered boat lift, freshwater connections, 50' dock with fish lights and covered fish-cleaning station all on one of the deepest canals in Sargent with quick and easy access to the ICW and the Gulf of Mexico! After a day out on the water, rinse off in the outdoor shower before taking a refreshing dip in the heated pool complete with custom lighting and waterfall. The 40' x 60' boat barn with epoxy floor offers extra covered parking and a secure space to store your watercraft during the off-season. The entire property is fully fenced with three large gated entrances, invisible pet fence, commercial mosquito system, concrete driveways and parking surfaces with plenty of room to park your RV with full services. Whether you're seeking a weekend getaway or if you're lucky enough to make this your full-time residence, this fantastic property has it ALL!! Experience coastal living at its finest!

ASKING PRICE: \$1,225,000







₩ MATAGORDA COUNTY

₩ VAN VLECK ISD

₩APPROX. 0.36 ACRES

EST. TAXES: \$15,102.19 (PER MCAD)

★ HOA: YES; \$24/YEAR

RESTRICTIONS: YES; LIGHT

PAVED, COUNTY ROAD FRONTAGE

EASEMENTS: AS OF RECORD

CANAL ACCESS TO ICW & GULF

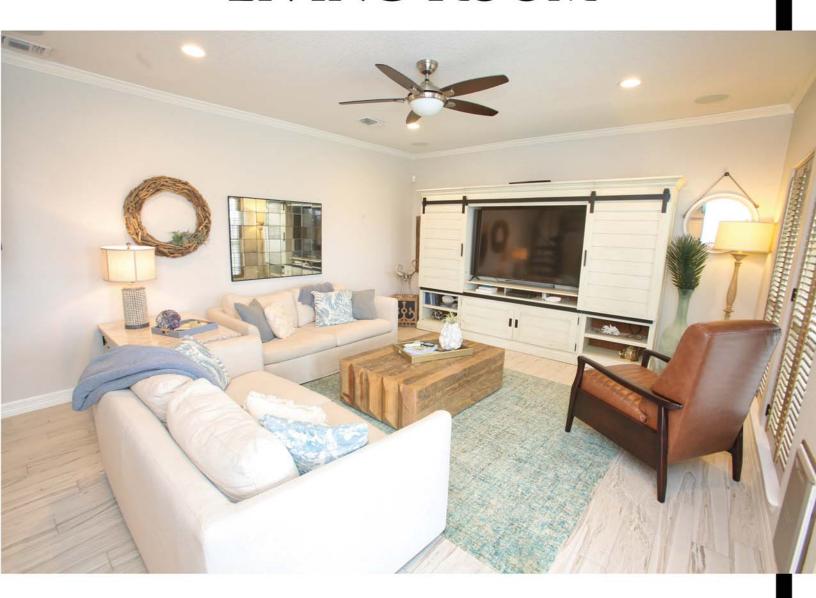
HOME





- **★** BUYER TO VERIFY SQ. FT.
- ◆ 3 BEDROOMS
 4 FULL, 1 HALF BATHS
- **♦** YEAR BUILT: 2016
- EXTERIOR: SMART BOARD
- ROOF: STANDING SEAM METAL
- **★** WATER/SEWER: CANEY CREEK MUD
- **★ SINGLE CAR GARAGE**

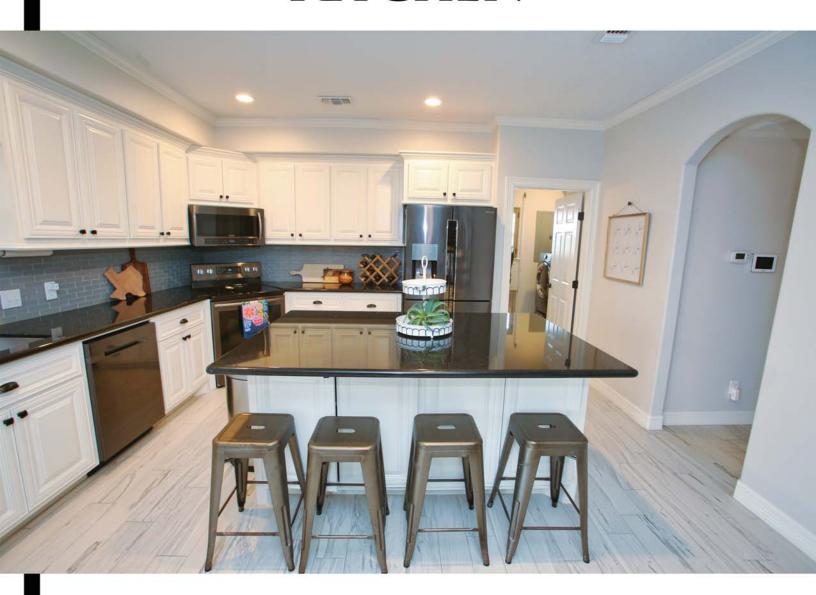
LIVING ROOM







KITCHEN







PRIMARY SUITE







UPSTAIRS BEDROOM

ADDITIONAL PHOTOS



















BALCONY WITH ELEVATOR







POOLSIDE BAR







BAR FLEX SPACE/GARAGE







BOAT BARN







BOAT LIFT & CARPORT







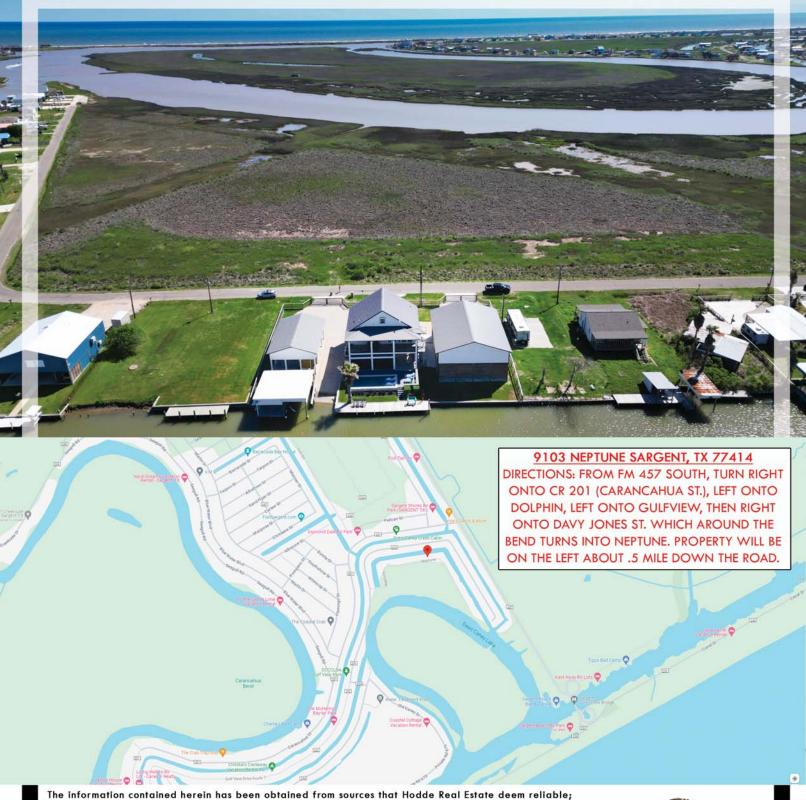


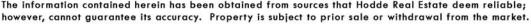




BIRDSEYE VIEW









Carrie Grimm 979-830-0737

