

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

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

HODDE



REAL ESTATE CO.

HREC #15-028

COASTAL HOME
APPROX. 0.36 AC.



GULF COAST STAR
SARGENT, TEXAS



HODDERE.COM

GULF COAST STAR



This stunning waterfront property offers the ultimate Texas Gulf Coast lifestyle experience! Built in 2016 and meticulously maintained and updated, this 3 bedroom, 4.5 bathroom coastal retreat comes tastefully decorated and fully furnished, ready for you to enjoy the Salt Life from day one! Outdoor 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



➤ 9103 NEPTUNE
SARGENT, TX 77414

➤ 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



← COVERED BOAT LIFT



← PRIVATE BOAT RAMP



← COVERED & LIGHTED FISH CLEANING STATION



← APPROX. 26' X 40' CARPORT



BIRDSEYE VIEW



GULF OF MEXICO

ICW



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

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Carrie Grimm
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