

#140 THE PELICAN



PENTHOUSE

★ UNIT! ★ ★ ★

Gulf views from this top floor beachfront 3-bed, 2-bath condo at The Pelican! Extensive damage was imposed by Hurricane Harvey in 2017. All

buildings are being gutted and repaired. The master building policies cover the replacement of all walls, cabinets, trim, flooring, fixtures and most or all appliances. Will be better than new! Buyer will need to furnish and possibly purchase a kitchen refrigerator. The Pelican offers pool, beach walkover, volleyball, playground, fish-cleaning area, grilling & picnic areas, and is located in-town within walking distance to shops & restaurants! Elevator access (will require penthouse unit owners to replace elevator—there are two penthouses per building/elevator).

1,636 sq. ft. HOA: \$627/month (\$464.70/mo during repairs)

2018 taxes: \$5,037 Building Insurance: \$1,080/yr Builder's Risk: \$3,290

DON'T MISS THE BOAT! \$239,000

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