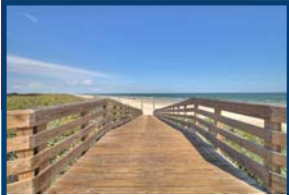


# 388 Royal Dunes Circle



Golf Cart Included!

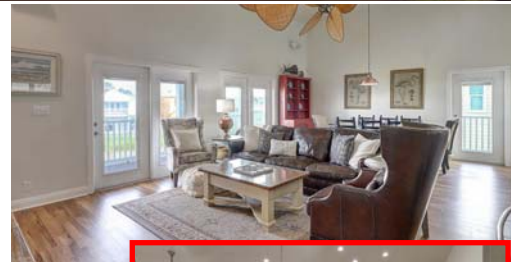


Golf Cart Beach Pathway!



Two Community Pools!

**Beach - Access Stunner!**  
Gorgeous 4 BR, 3 1/2 bath house in coveted Royal Sands with golf cart included! This beauty has it ALL: beach access just steps away, posh neighborhood, fully furnished, pond views from



almost every room, a pool and hot tub across the street, golf-cart access (with cart included!) and rental income projections of \$145 K/yr.! Split level entry leads upstairs to vaulted-ceiling massive great room. Custom chef's kitchen wows with oversized island, granite counters and stainless appliances including ice maker and wine fridge. Relax on the 3-sided wrap around deck with pond views. Master retreat features huge ensuite bath with dual head shower and double vanity, deck access and more water views. Powder room on this level. Ground level offers 3 more bdrms, 2 baths, laundry and oversized garage. So many extras: 2 masters, Bahama shutters, Trex decking, sprinkler system, outdoor shower, private water closets, metal roof, more! Prime location near pool and beach walkover + just a golf cart ride to dining and shopping. **Fully furnished with 6-seater golf cart included!**



Massive Chef's Kitchen!



**\$1,240,000**  
Proposed 2022 taxes \$11,868  
HOA dues \$1,500 per year



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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