

# 634 Dolphin Circle



Curb-appeal 3/2 CUTIE in the heart of Port A!



You'll fall in love with this rental-ready & beautifully furnished 3-story home from the first glance. Large shaded 2nd floor deck welcomes you into the vaulted-ceiling living/dining great room. Airy kitchen features stainless appliances, granite tile counters, white cabinetry, large breakfast bar, bonus beverage fridge and pantry. 2 bedrooms & hall bath with tiled tub/shower are on this level. Upstairs is the oversized master with its own small seating area plus ensuite bath. French doors lead to private 3rd floor deck with sweeping views of the nature preserve and beautiful sunsets. Ground level is the massive covered patio, golf-cart/storage garage and a bonus seating / fish bar overlooking the lush yard. Rental friendly with income projections of \$71k/year! So many extras: new AC and roof, plantation shutters, sprinkler system, landscaped, room for a pool, tile/laminate flooring throughout. Blocks to shopping, dining, nature preserve and city pool or just a golf-cart ride to the beach! 1,426 square feet. Proposed 2022 taxes \$7944.

**\$765,000**

Selling Port A Everyday Since 1972

**155 West Cotter Avenue, Port Aransas, Texas 78373**



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