

# 382 PARADISE POINTE DRIVE

(Lot 40, Paradise Pointe NUD)



## BACKS UP TO NATURE PRESERVE

- Unique island location backing up to 1,200-Acre Nature Preserve
- Flats, Nature Preserve & Channel Views
- Amazing Birding Vantage Points
- Restrictive Covenants Protect Your Investment
- "In-Town" Island Location Near Shops, Dining, Theater & more!
- 1.25 miles to Beautiful Mustang Island Beaches
- Short- or Long-Term Rentals Allowed
- Common Area Pond at Center of Subdivision is Lined with Palms and has Concrete Walkway & Shade Pergola
- Concrete Street
- Community Swimming Pool with Splash Fountains and Cabana
- Afternoon shade in your future back yard!
- 4,674 sq. ft. lot
- HOA dues: \$600/year + \$100/year for vacant lots

## DON'T MISS THE BOAT! \$105,000

Selling Port A Everyday Since 1972



155 West Cotter Avenue, Port Aransas, Texas 78373

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Port Aransas. We know it. We ♥ it.