



Paradise Pointe

UNIQUE COASTAL HOMESITES SURROUNDED BY PORT A'S NATURE PRESERVE



What is the Pointe?

- Unique Peninsula Location Surrounded by Natural Birding Habitats & Water Features
- Sunset, Flats, Nature Preserve & Channel Views
- Amazing Birding Vantage Points
- 78 Lots
- Restrictive Covenants Protect Your Investment
- Building Restrictions Encourage Eco-Friendly Homes that Blend into Natural Surroundings
- "In-Town" Island Location Near Shops, Dining, Art Gallery, Theatre, Fitness Club & More
- Surrounded by 1200-Acre Nature Preserve & its Observation Towers, Hike & Bike Trails
- 1.25 miles to Beautiful Mustang Island Beaches
- Private Street with Concrete Paving
- Common Area Pond with Concrete Walkway
- Rentals Allowed

www.ParadisePointePortA.com

Selling Port A Everyday Since 1972

Mark Grosse
(361)
749-6603
Real Estate

155 West Cotter Avenue, Port Aransas, Texas 78373
361-749-6603 • www.WeSellPortA.com

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This information is believed to be accurate at time of printing but cannot be guaranteed. Price, taxes, fees & availability are subject to change. Square footage is approximate & cannot be guaranteed

Port Aransas. We know it. We ♥ it.



Pointe of View

Paradise Pointe offers spectacular sunset & nature views, plus beautiful birding vantage points!



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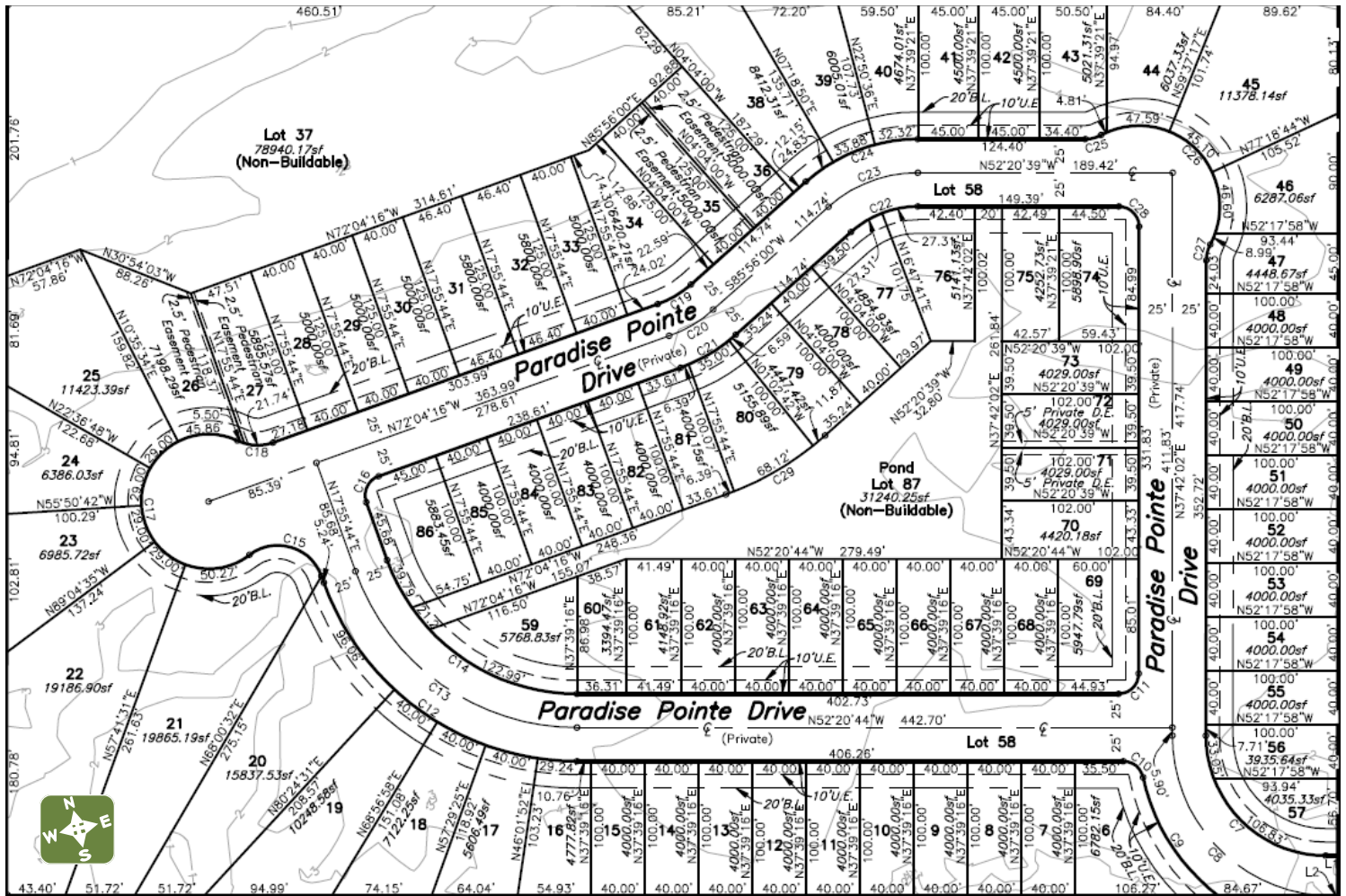
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Plat of the Pointe



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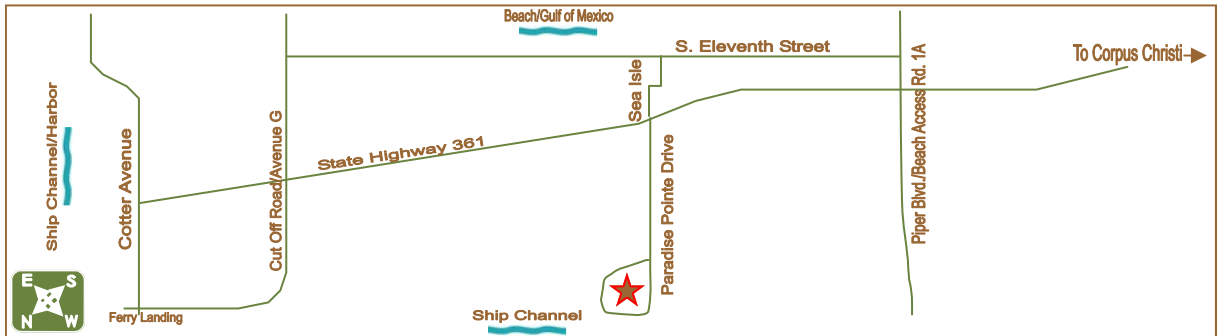
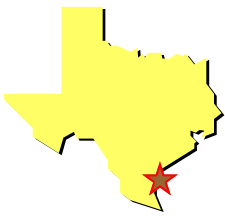
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Get to the Pointe!



Paradise Pointe is located on a peninsula just west of the intersection of Sea Isle Drive/Paradise Pointe Drive at State Highway 361 in Port Aransas, on Mustang Island, Texas.

Access is via Paradise Pointe Drive.



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Restrictions Overview

- All dwellings must have at least 1,000 square feet of living area; exclusive of open screened porches, terraces, patios, driveways, carports, and garages.
- All homes must be built up on a pier and beam foundation.
- Each dwelling must have a total porch area equivalent to or greater than 15% of the square footage of living area.
- All dwellings must have a front porch.
- Exterior walls must be cementitious fiber (such as James Hardie materials), in any of the following styles: shingle siding, lap siding or vertical siding. No wood, brick or stone is to be used.
- Exterior surfaces must be either painted or stained a color blending with the suggested color palette and must be approved by the architectural control committee. The intention of this restriction is to create a unique subdivision with a color palette that blends with the natural surroundings of Paradise Pointe.
- The roof of any Dwelling shall be a snap-lock standing seam corrosion-resistant sheet metal in white.
- Manufactured or mobile homes are not permitted within the subdivision.
- No "A" Frame houses are allowed.
- Rentals shall be permitted.
- Front building setback line is 20 feet. Side building setback line is 5 feet. Rear building setback line is 10 feet.
- All driveways in the Subdivision shall be constructed of concrete.
- All property visible from any street must be covered with ground cover or sod. Additionally, at least two (2) palm trees shall be planted in the front yard.
- No travel trailers, recreational vehicles or similar vehicles may be parked on any portion of the Property so as to be visible from other portions of the Property or public or private thoroughfares for more than 72 hours.
- The annual HOA assessment is \$200.00 per lot.

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Don't Miss the Pointe!

Lot #	Price
6	SOLD
7	\$81,000
8	\$81,000
9	\$81,000
10	SOLD
11	\$81,000
12	\$81,000
13	\$81,000
14	\$81,000
15	\$81,000
16	\$87,000
17	\$93,000
18	\$102,000
19	\$111,000
20	\$117,000
21	\$117,000
22	SOLD
23	SOLD
24	SOLD
25	SOLD
26	\$98,700
27	OPTION
28	\$89,700
29	OPTION
30	OPTION
31	\$92,700

Lot #	Price
32	\$92,700
33	\$89,700
34	\$89,700
35	\$78,000
36	\$78,000
38	SOLD
39	\$87,000
40	\$61,500
41	\$59,100
42	\$59,100
43	\$59,100
44	SOLD
45	\$66,000
46	\$60,000
47	\$52,425
48	\$52,425
49	\$52,425
50	\$52,425
51	\$52,425
52	\$52,425
53	\$52,425
54	\$52,425
55	SOLD
56	SOLD
59	\$53,940
60	\$52,740

Lot #	Price
61	\$51,540
62	\$53,940
63	\$53,940
64	\$53,940
65	\$53,940
66	\$53,940
67	\$53,940
68	\$51,000
69	\$52,740
70	\$52,740
71	\$53,940
72	\$53,940
73	\$53,940
74	\$52,740
75	\$51,000
76	\$55,500
77	\$55,500
78	\$53,940
79	\$53,940
80	\$55,500
81	\$53,940
82	\$51,540
83	\$51,540
84	SOLD
85	SOLD
86	SOLD

■ = SOLD

■ = RESERVED

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