

227 E Roberts Ave., Port Aransas MLS # 343135



- ◆ **"Happy House"** is a traditionally-styled island cottage, located in the walkable, bike-able, quiet heart of historical Old Town, close to the beach, away from the hustle & bustle of the main drag, yet near to shops, restaurants, fishing piers & the harbor.
- ◆ Room for a pool & garage with rentable accessory dwelling unit above. Build a bar-b-que area/fire pit. Lots of new city incentives. Evaluate your potential for huge benefits from new concessions detailed in city code Sec. 25.310 - 25.313.
- ◆ This home has sufficient elevation to be included in the highly-sought-after, rarely available, preferred risk insurance "X zone", meaning much lower flood insurance premiums.
- ◆ Charming ship lap accent wall in living room. Easy to enlarge by building out, back or adjacent.
- ◆ Ample off street parking. Both street & alley access - ideal for RV-pull through & trailered boats.
- ◆ Well maintained, upgrades and new finishes. Room for your washer/dryer on the enclosed back porch.
- ◆ Zoned R-2, so you may rent daily/weekly, if you wish, although this property has only been rented long term. The neighborhood is a mix of owner-occupants, 2nd homes, some long-term rental residents, and a few daily/weekly properties.
- ◆ No HOA fees! You have freedom to create your own island oasis. This 2 (split) bedroom home enjoys super smart design, useful layout & no wasted space.
- ◆ Owners will credit buyer, at closing, with \$200. for closet customization.



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2 bedroom move-in ready cottage in the heart of Old Town
Rich in value, not in price at \$249,000

Particulars believed, but not guaranteed to be correct at time of listing. Purchasers are urged to verify all information.

<https://www.trec.texas.gov/sites/default/files/pdf-forms/CN%201-2.pdf>
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