

## 625 E. Avenue C - Port Aransas



### *The residence...*

This 4 bedroom home sits atop some of the highest dunes in Port Aransas. Custom designed & built by Corpus Christi architect Don Grassino in 1966 for a professional couple and their family, the post mid-century modern estate has been well maintained and the original family is now offering it for sale for the first time.

Exceptionally strong concrete & frame construction, coupled with the wise use of space maximize both multiple views & privacy. The layout offers flexibility as your circumstances change. Casual, lodge-like feel with brick fireplace in the living room. Large bedrooms. Clean design elements offer architectural interest but allow the focus to remain on the vistas.

### *The views...*

- Gulf of Mexico
- Ever-changing parade of boats and ships in the Corpus Christi ship channel through the jetties
- Rolling, undeveloped dunes to much of the east
- Beyond them, the offshore ship anchorage
- Horace Caldwell Pier
- You can hear the surf - you're that close to the beach!

### *Beach access...*

Easily walkable - one long block away, with private foot path through the dunes at Dolphin Lane.

### *The neighborhood...*

The home is near the little chapel on the hill. Houses in this area are generally spacious, sited on larger parcels. They are almost universally custom construction, in numerous styles. The immediate neighborhood is of larger, estate acreage, atop a secondary dune ridge. Some are primary residences & others are second homes; most have servant's or guest quarters. The block is zoned R-2, but very few homes are rented, either full-time or part-time. The neighborhood is quiet & tranquil, understated elegance, and at once, both stately and casual. Infill development has been of a large and substantial nature.

There are no deed restrictions nor home owner association fees, special assessments, committees or oversight beyond that of the City. You own the land your house sits on, and you are free to enjoy, maintain or renovate your property as you see fit.



*Other distinguishing features of this home are...*

- The coastal contemporary interior is saturated with natural light, in a neutral palette
- Subtle blending of rich, traditional woods with tile & other eco-friendly materials
- Abundant, mature native & naturalized landscaping, including dune grasses & sea oats –xeriscaped
- Foyer entrance and split-level living maintain maximum privacy within the home
- Water well
- All electric, with gas line at street
- Central heat & air
- Both covered and open wrapped porch, affording spectacular sunrise & sunset views
- The high elevation may keep insurance premiums much lower than most homes currently on the market
- In addition to the superior aesthetic qualities present in this home, superior construction methods were employed. Sturdy concrete requires little maintenance.
- Bronze screening
- Shade boxes keep direct sunlight off of windows
- One-of-a-kind hand-made, antique furnishings, made by the family's father & grandfather, negotiable
- Friendly neighbors

Room for pool, boat, all your toys, gardens, gazebos & more

4 bedrooms, 2 full baths, 2 car garage

.835 acres total (36,372 SF) - 2011 survey  
.7174 acres total (31,249 SF) - Nueces Co. Appr. Dist.  
2034 sq. ft. interior - Nueces Co. Appraisal Dist.



*The Legacy...*

Current Port Aransas code permits subdivision of this land into 2 lots, with a maximum of 8 dwelling units in total; R-2 zoning permits either short-term or long-term rentals, depending on number of units & configuration. This property is also eligible for an accessory dwelling unit without subdivision, with a 300 SF building minimum. What a great legacy for your children & grandchildren – a gift of income potential far greater than merely a house at the beach.

Original plans, 2011 survey & seller's disclosure available

See website for plant list & additional information

To schedule an appointment to see this much-loved Port Aransas residence, please call:

**Betsy A. Churgai, broker**  
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**ML# 166920 Reduced to \$649,000.**

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Particulars believed, but not guaranteed, to be correct. Buyers should verify all information.