

\$1,299,000 - 146 Sabal Lane, Port Aransas

MLS® #4403446

\$1,299,000

4 Bedroom, 4.00 Bathroom, 2,182 sqft
Townhome on 0.04 Acres

Palmilla Beach, Port Aransas, TX

Welcome to a brand-new, luxurious three-story townhouse nestled within the enchanting Palmilla Beach Resort & Golf Community. A beautiful property offering sweeping ocean vistas and is mere steps away from the beach, accessible via the Dunes Crossover. This popular resort presents an exceptional opportunity for rental income or it could be your dream forever home by the seaside.

Spanning 2,181 square feet, this townhouse is a masterpiece, featuring four bedrooms, including a charming built-in bunk room, and three and a half well appointed bathrooms. Every detail has been carefully considered, resulting in a residence of the utmost quality. The second floor reveals an open-concept living and dining area that extends to a patio overlooking a picturesque park. Additionally, there's a bonus TV room, and the interior exudes coastal elegance, boasting pristine white shiplap walls and premium coastal-inspired furniture, all included in the sale.

In addition to its exceptional amenities, including an award-winning Arnold Palmer Signature golf course that wraps around the resort, this golf cart-friendly community offers two inviting pools, both featuring poolside dining and bars. You'll also find the popular Black Marlin Restaurant and scenic jogging trails within this vibrant community. Please



note that the listing agent is the spouse of the seller."

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	4403446
List Price	\$1,299,000
Sale Price	\$1,154,000
Sale Date	March 15th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,182
Acres	0.04
Year Built	2023
Type	Townhome
Sub-Type	Townhouse
Status	Closed

Community Information

Address	146 Sabal Lane
Subdivision	Palmilla Beach
City	Port Aransas
County	Nueces
State	TX
Zip Code	78373

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Common Grounds/Area, Park, Property Manager On-Site, Pool, Planned Social Activities, Putting Green, Restaurant, Trails/Paths
Parking	Additional Parking, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
View	Golf Course, Water

Waterfront None

Interior

Interior Wood

Appliances Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Ice Maker, Microwave, Refrigerator, Washer

Heating Electric

Cooling Central Air, Ceiling Fan(s)

Stories Three Or More

Exterior

Exterior Features Balcony

Lot Description Alley, Front Yard

Windows Window Treatments

Roof Metal

Construction Frame, Concrete

Foundation Slab

School Information

District Port Aransas Isd

Elementary Outside School District

Middle Outside School District

High Outside School District