

LAGUNA VISTA PROPERTIES

ARANSAS COUNTY, FULTON, TEXAS

For Sale by Owner - \$299,888

We will work with buyer's agents.

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This one-of-a-kind compound includes two houses, a studio apartment, two garages and a shop. The property is located near Aransas Bay and Copano Bay in Fulton-Rockport Texas.

- The house is a three-story, 2 BR home with several decks, a fenced backyard, a large garage with a shop and laundry area, and a studio apartment with a separate entry.
- The second house is a standalone one bedroom A-frame that can be utilized as a guesthouse or income-generating rental property.
- The half-acre property is situated on three lots with highway frontage and commercial zoning on the west side, street access on the north side, and undeveloped wooded areas on three sides of the property.
- The grounds contain mature bay and oak trees, xeriscaping and perimeter fencing.

HOUSE

Architectually unique, this three story house has two bedrooms, two baths, multiple decks, and a studio apartment on the ground floor with a full kitchen and bath with a private entry and fenced yard. There is a storage shed adjacent to the driveway which has both highway and side street access.

Location	4340 Highway 35 North – Fulton, TX 78358	
3 rd floor	Master bedroom, master bath, private porch w/ stairs	332 sq. ft
2 nd floor	Living room, kitchen, bedroom, bathroom	817 sq. ft.
1 st floor	Studio apartment or 3 rd BR with separate entry	517 sq. ft.
Garage	Garage, shop and laundry	521 sq. ft. / 15.9' x 32.8'
Foundation	Concrete slab/pilings	
HVAC	CA/CH/WU	
Fuel	Electric	
Year built	1993	
Net liveable area		1730 sq. ft

A-FRAME

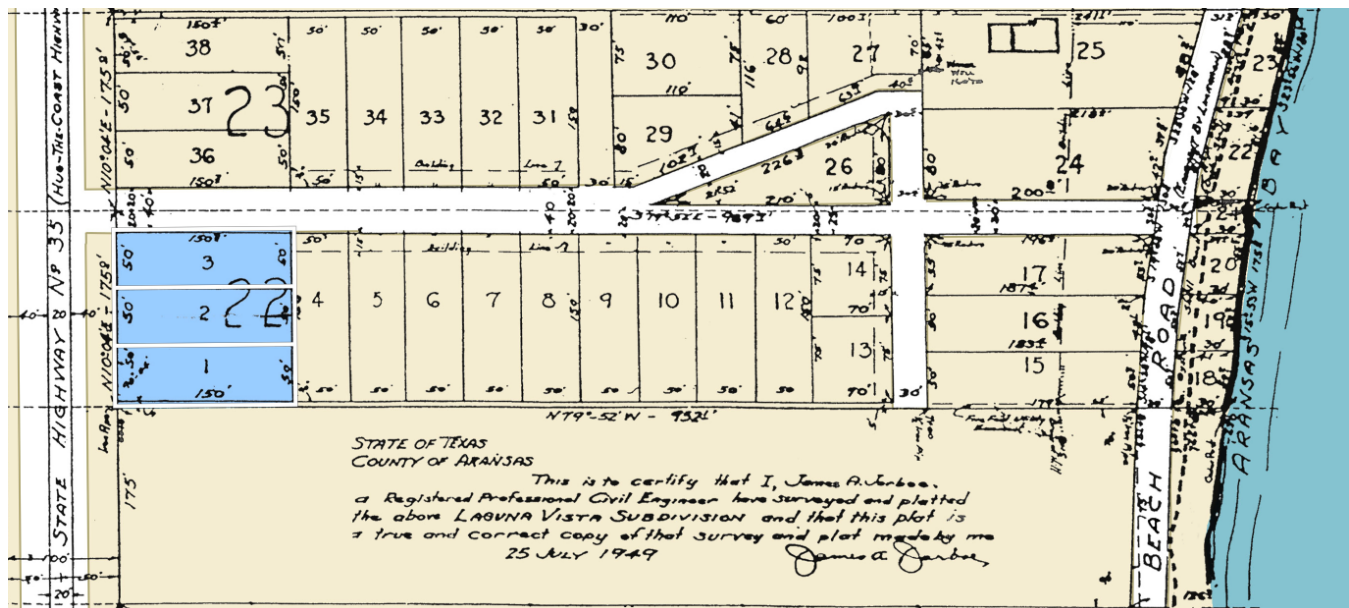
The A-frame is a one bedroom house with a full kitchen and bath. The house can be used as a guest house or as a rental property. The house has a sleeping loft, a skylight, and a laundry room with a storage area on the enclosed back porch, a side yard and two garages, and a workshop with a boat storage area with street access.

Location	1 Laguna Vista Drive, Fulton, TX 78358	
House	1 bedroom, 1 bath, LR, full kitchen, loft	858 sq. ft
Garages/shop	Two one-car garages, covered shop	1254 sq. ft.
Foundation	Pier and beam	
HVAC	CA/CH	
Fuel	Electric	
Year built	1986	
Net liveable area		858 sq. ft

PROPERTY DETAILS

The property is located in the northern area of the city of Fulton Texas in Aransas County. Fulton Beach Road, which runs along Aransas Bay is one block to the east. Highway 35 North runs along the west side of the property. Rockport is three miles to the south.

Lot size	Half-acre, 150' by 150' on 3 lots	Highway frontage and street access
Water system	City of Rockport Water	
Zoning	Mixed Use	
Septic	Septic system	
School District	Aransas County Independent School District	



FULTON-ROCKPORT AREA HIGHLIGHTS

Located in the Coastal Bend area on the Texas Gulf Coast between Aransas Bay and Copano Bay, the property is close to fishing, birding, biking, walking and hiking, excellent seafood and numerous dining and shopping options.

There is a beautiful beach in Rockport, only five minutes from the property. The annual Fulton Oysterfest and the Rockport SeaFair festival draw thousands of visitors every year. A magnificent flock of whooping cranes reside nearby at the Aransas County Wildlife Refuge in the spring and fall.

	Distance	Approximate drive time
Rockport	3 miles	3 minutes
Corpus Christi	33 miles	20 minutes
Austin	180 miles	3.5 hours
Houston	185 miles	3 hours
San Antonio	165 miles	2.5 hours