

Offered By: Office: 956-761-2040
Mobile: 956-490-3484

Bill Bussard
TROY GILES REALTY
& MANAGEMENT

5813 PADRE BOULEVARD
SOUTH PADRE ISLAND, TX 78597
www.TroyGilesRealty.com

117 E. KINGFISH

*4 Bedroom/3 Bath Beach House
A Block from the Beach*



Unique 3 level beach house! Beautifully landscaped, this 4 bedroom, 3 bath home is only a block from the beach. Third floor loft/game room features a fire pole connecting the 3rd and 4th floors. 1st level features mini kitchen that makes for easy poolside entertaining.

List Price: **\$539,000.00**

Listing Agent: Bill Bussard, (956) 490-3484
bbussard@troygilesrealty.com

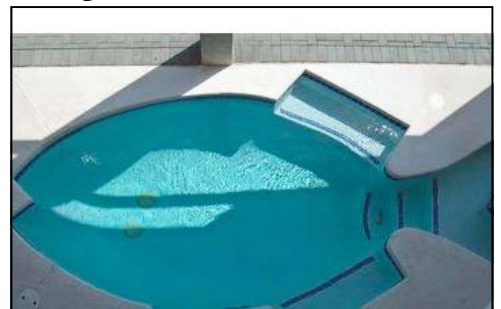
For Additional Photos and a Virtual tour please visit www.tgreo.com.



Kitchen



Living Area



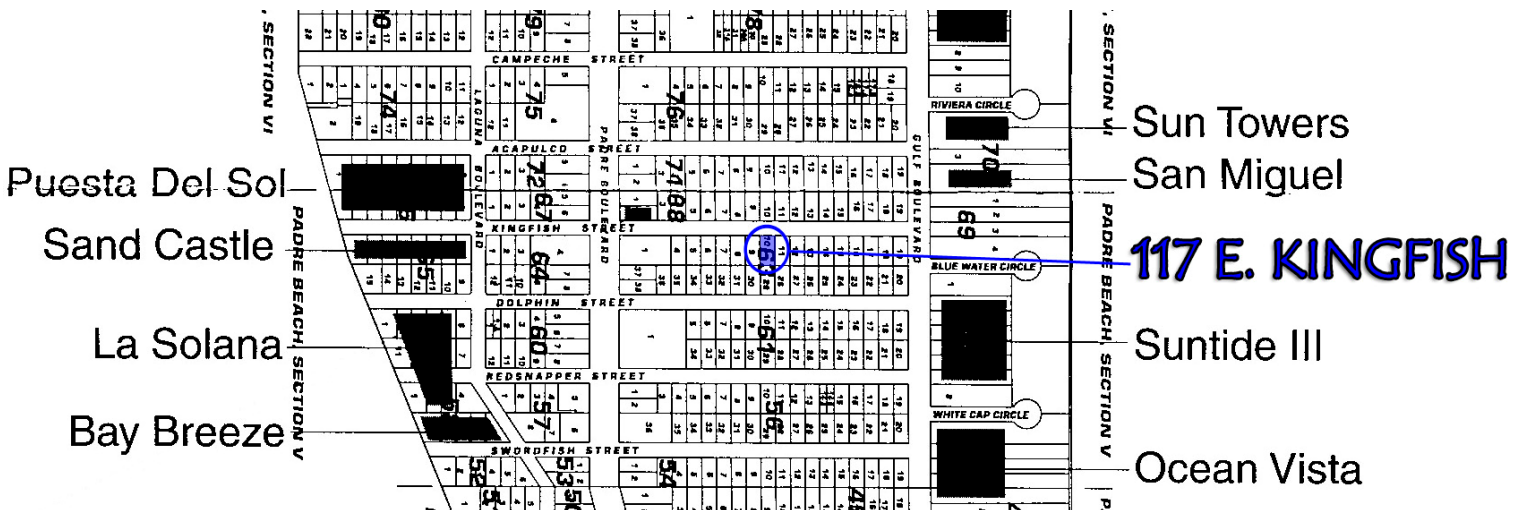
Swimming Pool

Although this information is believed to be accurate, it can not be guaranteed. Price and terms subject to change without notice.

Principal Broker: Troy Giles
License Number: 0482551

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LEGAL DESCRIPTION:	Padre Beach Sec. B Lot 10 Block 63
LOCATION:	117 E. Kingfish, So. Padre Island, Tx
ZONING:	"B" - Rental District
YEAR BUILT:	2003
LOT SIZE:	50' X 100' (5,000 Sq. Ft.)
UNIT SIZE:	2,662 Sq. Ft.
TAX ID:	67-6400-0630-0100-00
LAND VALUE:	\$194,863.00
IMPROVEMENT VALUE:	<u>\$150,000.00</u>
TOTAL VALUE:	\$344,863.00
TAXES:	\$6,747.00 (2007)
INSURANCE:	TBD
SHOWING INSTRUCTIONS:	Call for Availability, (956) 761-2040
LIST PRICE:	\$539,000.00 Furnished
LISTING AGENTS:	Bill Bussard, (956) 490-3484 bbussard@troygilesrealty.com



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