



172 CURLEW ST, BAY CITY, TX 77414, USA

<https://test.houston-re.com>



A piece of coastal paradise just 1/4 mile from Caney Creek & 1 mile to Sargent beach. The home was built in 2020 & is situated on 4 lots totaling almost half an acre! Porches on front & back and a ramp for easy access. Inside has open concept living & dining area. Primary suite [...]

Rooms & Units Description

Property title: 172 Curlew Sargent Texas 77414 **Room Count:** 2

Room Description: 1 Living Area

Bed Room Description: En-Suite
Bath,Walk-In Closet

Photo Count: 25

HOA Mandatory: 1

Original List Price: 499999.00

Key Map: 1



Property Details

Parcel Number: 34297	Lot Description: Corner
Style: Other Style	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 405.84	Acres: 0.484
Acres Description: 1/4 Up to 1/2 Acre	Dwelling Type: Free Standing
Stories: 1	Floors: Laminate
Restrictions: Deed Restrictions, Deed Restrictions	

Property Features

Exterior: Fully Fenced,Porch,Storage Shed,Wheelchair Access	Interior: Disabled Access,Drapes/Curtains/Window Cover,Refrigerator Included
Roof: Composition	Foundation: On Stilts
Garage Carport: Additional Parking,Boat Parking,Driveway Gate,RV Parking	Heat System: Central Electric
Cool System: Central Electric	Pool Private: 1, Above Ground
Energy: Ceiling Fans	Dishwasher: 1
Water Sewer: Other Water/Sewer,Water District	Microwave: 1
Siding: Cement Board	

Fees & Taxes

Tax Rate: 2.325	Tax Amount: 686
Tax Year: 2023	

Basics

Baths Full: 2	Year Built Src: Appraisal District
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Location Details

Area: 54	County Or Parish: Matagorda
School District: 134 - Van Vleck	Directions: Take FM 457 from Bay City. Once you enter Sargent, continue on FM 457 like you're headed to the beach. Take a right on CR 201 to enter the Downey Caney Creek S/D. Then take a right turn on Bonita St, which turns into Merlin. Turn Right on Marlin, then Right on Curlew. Property will be on your left side at the corner of Curlew/S Shore St.
School Elementary: VAN VLECK ELEMENTARY SCHOOL	School Middle: O H HERMAN MIDDLE SCHOOL
School High: VAN VLECK HIGH SCHOOL	Subdivision: Downey Caney Creek
State: Texas	Zip: 77414
City: Sargent	

Miscellaneous

Annual Maint Desc: Voluntary	Realist Block: Deed Restrictions
Connections: Electric Dryer Connections,Washer Connections	Disclosures: Mud,Sellers Disclosure
Exclusions: Washer & Fridge	Exemptions: Homestead
Range Type: Electric Range	Legal: DOWNEY CANEY CREEK SEC 14, LOTS 286, 287, 252, & 253
Access: Driveway Gate	

Courtesy of

List Office Name: Ward Real Estate, Inc

