



\$1,156,000.00

## 4416 RANGER DR, PORT BOLIVAR, TX 77650, USA

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

Better than new, this custom home is equipped w/DOUBLE fridge, DOUBLE washer&dryer, & comes FULLY FURNISHED! Enchanted w/cool coastal colors, soaring ceilings, shiplap walls, sand shower & downstairs bar to name a few. More than enough room for everyone (sleeps 22). Entertain year round in the fully equipped open plan kitchen featuring custom cabinetry, beautiful [...]

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### Rooms & Units Description



**Property title:** 4416 Ranger Port Bolivar Texas 77650

**Room Description:** Family Room,Formal Dining,Gameroom Up,Kitchen/Dining Combo,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

**HOA Mandatory:** 1

**Key Map:** 706V

**Room Count:** 9

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,2 Bedrooms Down,Built-In Bunk Beds,En-Suite Bath,Primary Bed - 1st Floor

**Photo Count:** 44

**Original List Price:** 1156000.00

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## Property Details

**Parcel Number:** 4057-0003-0017-000

**Style:** Other Style,Traditional

**Price Sq Ft List:** 413.60

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 2

**Ownership:** Full Ownership

**Lot Description:** Cleared,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.1573

**Dwelling Type:** Free Standing

**Floors:** Laminate

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Balcony,Covered  
Patio/Deck,Patio/Deck,Porch,Storage Shed

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Energy:** Attic Fan,Attic Vents,Ceiling  
Fans,Digital Program Thermostat,Energy Star  
Appliances,Energy Star/CFL/LED Lights

**Oven Type:** Convection Oven,Electric Oven

**Water Sewer:** Public Water

**Siding:** Cement Board

**Interior:** Balcony,Crown  
Molding,Drapes/Curtains/Window Cover,Dryer  
Included,Fire/Smoke Alarm,High  
Ceiling,Refrigerator Included,Washer Included

**Foundation:** On Stilts

**No Of Garage Cap:** 1

**Cool System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Island w/o  
Cooktop,Kitchen open to Family  
Room,Pantry,Pots/Pans Drawers,Soft Closing  
Cabinets,Soft Closing Drawers,Under Cabinet  
Lighting

**Dishwasher:** 1

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 1.6103

**Tax Amount:** 9794

**Tax Year:** 2022

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## Basics

**Baths Full:** 5

**Year Built Src:** Appraisal District

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## Location Details



**Area:** 33

**School District:** 22 - Galveston

**School Elementary:** GISD OPEN ENROLL

**School High:** BALL HIGH SCHOOL

**Geo Market Area:** Port Bolivar

**Zip:** 77650

**County Or Parish:** Galveston

**Directions:** From the Bolivar Ferry Landing head East on Hwy 87 6.4 miles to Boyt Rd. Turn right on Boyt rd and go 3/10's of a mile and turn right on Ranger. Travel 400' and house is on the left.

**School Middle:** GISD OPEN ENROLL

**Subdivision:** Holiday Shores

**State:** Texas

**City:** Port Bolivar

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Electric Cooktop

**Legal Subdivision:** HOLIDAY SHORES **DOM:** 107

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,FHA,Investor,VA

**Legal:** HOLIDAY SHORES REPLAT (2007) ABST203, BLOCK 3, Lot 17

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## Courtesy of

**List Office Name:** RE/MAX Integrity

