

Offered By:

Office: 956-761-2040  
Mobile: 956-551-2040



*Troy Giles*  
TROY GILES REALTY

5813 PADRE BOULEVARD  
SOUTH PADRE ISLAND, TX  
78597

[www.TroyGilesRealty.com](http://www.TroyGilesRealty.com)

# LAGUNA BAY S~601

*3 Bedroom / 3.5 Bathrooms*  
*Penthouse Condominium*



Immaculate penthouse condominium with panoramic Gulf and Bay views. Spacious floor plan, elegant furnishing and finishes. Caesar stone countertops, custom tiled backsplash, stainless steel appliances, RO water treatment. Completely updated throughout including furniture, flooring, window treatments, electronics, and accessories. Experience Bay front living at its best in a complex with boat slips, lighted fishing pier, fish cleaning station, and covered parking.

**List Price: ~~\$775,000.00~~ REDUCED! \$645,000.00**

Listing Agent:

Troy Giles (956) 551-2040 [Troy@TroyGilesRealty.com](mailto:Troy@TroyGilesRealty.com)



# LAGUNA BAY S~601

**LEGAL DESCRIPTION:** Unit S601 Bldg South Tower  
Laguna Bay Condominium  
**LOCATION:** 200 Constellation, South Padre Island, Tx  
**SQUARE FEET:** 2,244 Sq. Ft. (CCAD)  
**TAX I.D.:** 67-4500-0020-6010-00 ~ 86349  
**TAXES:** \$5,876.72  
**ANNUAL INSURANCE:** \$0.00 (Included in fees)  
**SHOWING INSTRUCTIONS:** Show Anytime, Lockbox in place  
**LIST PRICE:** **\$645,000.00**  
**LISTING AGENT:** Troy Giles (956) 551-2040  
Troy@TroyGilesRealty.com



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: 558083

# MLS INFORMATION



**TYPE:** Condominium  
**STORIES:** One  
**GROUND FLOOR:** No  
**TTL BLDG UNITS:** 30  
**TTL BLDG FLOORS:** 6  
**ROOMS:** Other-See Remarks  
**BEDROOMS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**EST A/C SQFT:** 2244  
**SOURCE SQFT:** CCAD  
**YEAR BUILT:** 2005  
**BEDROOM LOCATION:**

**UNIT #:** S601  
**STREET NAME - OTHER:**  
**COMPLEX NAME:** Laguna Bay  
**Condo**  
**COUNTY:** Cameron  
**TOWN:** South Padre Island  
**SUBDIVISION:** Other  
**ZONING:** MF

**LOT #:** N/A      **BLOCK #:** N/A      **UNIT/PARCEL:**  
**COMPLEX NAME-OTHER:**  
**SUBDIVISION-OTHER:**  
**LOT SIZE/ACREAGE:** less than 1 Acre      **APX ACREAGE RANGE:** Less than 1 Acre  
**LOT SIZE/ACREAGE SOURCE:**      **LOCATION DESCRIPTION:** Bay Front, Bay View  
**FEE AMOUNT:** 497      **FEE PAYABLE:** M      **HOA INCLUDES:**  
**INSURANCE AMOUNT:** 0      **INSR INCL/FEE:** Yes  
**RENTAL UNIT:** No      **RENTAL AGY PHONE #:**      **CURRENT LONG TERM LEASE:** No  
**TAXES:** 5868      **TAX YEAR:** 2017      **TAX ID #:** 67-4500-0020-6010-00  
**DOCUMENTS ON FILE:**  
**FEE SIMPLE/LEASE HOLD:** Fee Simple      **LEASE HOLD AMOUNT:** \$0      **LEASE HOLD EXPIRE DATE:**  
**IRRIGATION FEE:** 0      **IRRIGATION PROVIDER:**

**INTERIOR FEATURES:** Furnished, Kitchen Island  
**EXTERIOR FEATURES:** Balcony, Fish Cleaning Station, Fishing Dock/Pier, Water View  
**COMMUNITY/CLUB AMENITIES:** Fish Cleaning Station, Fishing Dock/Pier, Water View  
**MISCELLANEOUS:** Association-HOA, Dock, Elevator, Rental Restrictions  
**CONSTRUCTION:** Block-Concrete, Stucco      **UTILITIES:** Cable TV, Electricity, Telephone, Water District  
**FOUNDATION:**      **FLOORING:** Tile  
**ROOF:** Flat, Metal      **CAR COVERING:** Assigned Parking, Covered Parking  
**COOLING/HEATING:**      **APPLIANCES:** Cook-Top, Dishwasher, Disposal, Microwave,  
**ENERGY FEATURES:**      Oven-Double, Refrigerator, Washer/Dryer

**LEGAL DESCRIPTION:** Unit S601 Bldg South Tower Laguna Bay Condominium

**PUBLIC REMARKS:** Immaculate penthouse condominium with panoramic Gulf and Bay views. Spacious floor plan, elegant furnishing and finishes. Caesar stone countertops, custom tiled backsplash, stainless steel appliances, RO water treatment. Completely updated throughout including furniture, flooring, window treatments, electronics, and accessories. Experience Bay front living at its best in a complex with boat slips, lighted fishing pier, fish cleaning station, and covered parking.

**DIRECTIONS:** Take Padre Blvd North to Capricorn, turn left. Laguna Bay is at the end of the street on the Bayfront. Unit is the penthouse in the North tower.

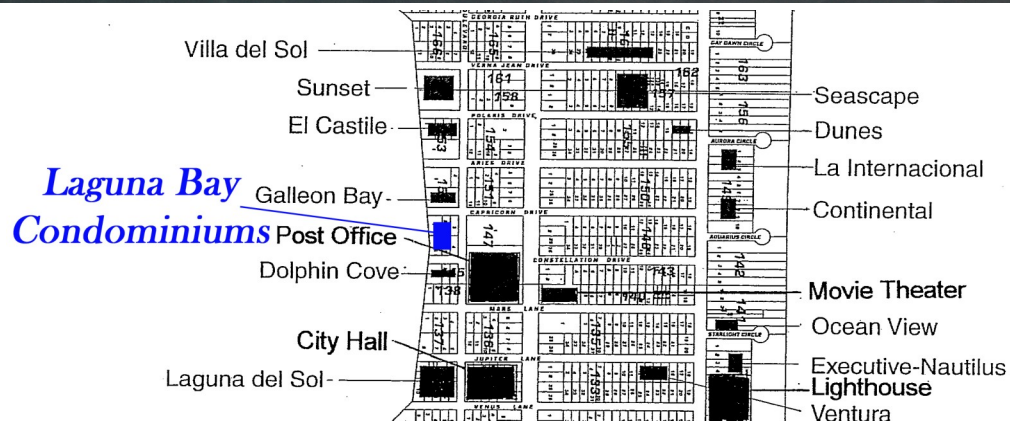
**AGENT REMARKS:** Property is vacant. Schedule showing through Showing Manager



# AERIAL AND AREA MAP

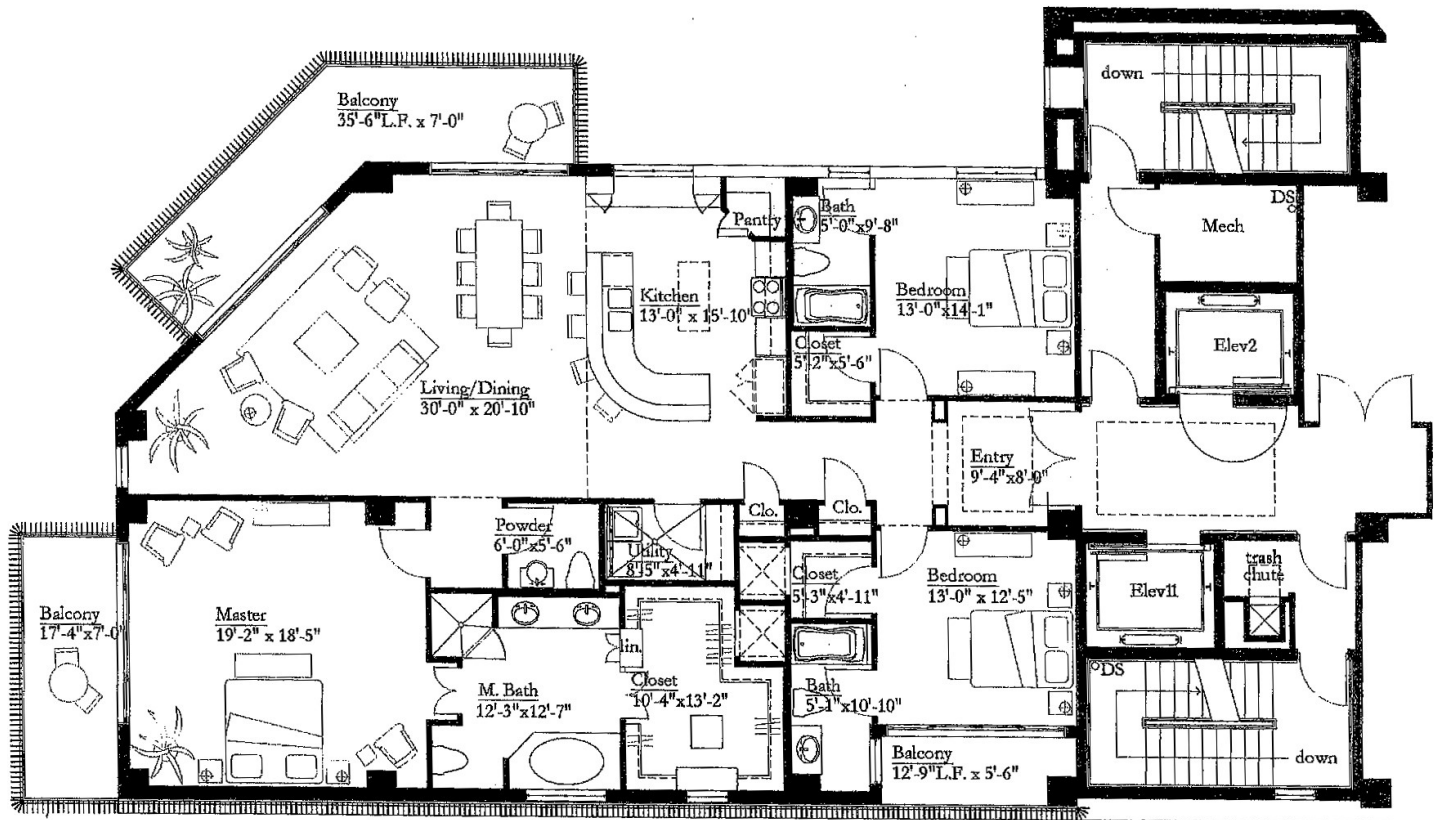


## Laguna Bay Condominiums



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# FLOOR PLAN





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