



Welcome Prospective Resident!

We are excited to know you are interested in learning more about Crystal Beach Estates! This "**Lot Sheet**" is for you! It's a packet that contains a **Site Description**, a **Development Status** update, and a list of **Construction Perks** and **Location Benefits of buying a lot at Crystal Beach Estates**. A **Lot Pricing** table and **Lot Map** are also included in this packet. Feel free to contact our Listing Broker to learn more about your purchase options and questions about the Crystal Beach Estates.

Overview

Site Description

Crystal Beach Estates is a 3.165-acre residential home only development in Galveston County's Crystal Beach, TX. The gated community divides into 20-lots that lie along one street that ends in a Cul-de-sac. Lots are within a two-minute walk to the beachfront. Lots 1-10 back into a slough, 11-14 surround a cul-de-sac, and the remaining lots run the south side of the community's street named Royalville Court. Lot sizes range from 4,600 – 7,900 sf and total 111,020 sf. Lots are FEMA Flood Insurance rated "VE".

Development Status

- Legal street addresses and utility accounts are setup for each lot.
- The community is protected by the Crystal Beach Estates Property Owners Association's "Construction Guidelines" to maintain the highest possible property values in the subdivision. Copies are provided upon request.
- Subdivision is utility ready. Undine is committed to tying water/sewer into the subdivision by December 2021. Entergy has committed to connect electricity to the subdivision by February 1st 2022. Dates are subject to change.
- **The Following are CBE's Approved Builder's:**
 - **Traditional Craftsmen Homes** located at 1980 State Hwy 87, Port Bolivar, TX 77650 - (409) 284-1162
 - **AM Coastal Construction** located at 998 Ramada Boulevard, Crystal Beach, TX 77650 - (409) 684-3600
 - **Easton Homes LLC** located at 6025 Terrell Street Groves, TX 77619 – (409) 549-3696
 - **Saman Construction** located at Saman Construction and Development LLC – (832) 876-3579

Unapproved builders should contact CBE Director of Construction Greg Saman (832) 876-3579 to become an Approved Builder.

Construction Perks - **SAVE \$13K+ IN PRE-CONSTRUCTION COSTS and TIME!**

- Water/Sewer, Box Connections, Grading, Elevation Cert, Electricity, and Underground Drainage are DONE!
- Impact Fee Letter, Elevation Certificate, and Survey delivered at closing = Owner/Builder SAVES 30+ days in planning, permitting aggravation, and upfront pre-construction work and out-of-pocket expenses!
- Use your retained \$13k+ to cover other priorities after closing, such as Arch/Eng fees or furnishings!
- Road construction is curbsless and made of 6" concrete paving compared to inferior asphalt or gravel roads.
- Community comes with underground drainage, thus eliminating the need to maintain and view drainage ditches which are trash collectors and mosquito breeders. Lot owners save the added costs of building driveways over open ditches.

Location Benefits

- Save time and money finding a lot that is surrounded by newer homes and in a gated community. It's all here!
- Crystal Beach Estates' homeowners and vacationers will enjoy memorable summers and year-round fishing, birding, kayaking, boating, golfing, and dining in nearby Galveston, TX.
- Crystal beach is the most populated beach on Bolivar Peninsula and continues to grow.
- Plans for a floating marina by Goat Island are underway that will offer retail shops and restaurants.
- Residence can also expect close access to Galveston's longest fishing pier planned for 2024 near Rollover Pass.
- Great location for an investment property. *(Please consult with your advisors before making investment decisions).*
 - AirDNA.com gives Crystal Beach and the Bolivar Peninsula an "A" Market Grade" for vacation rentals.
 - Reviews on Yelp and TripAdvisor.com rate "Crystal Beach" 4 stars.

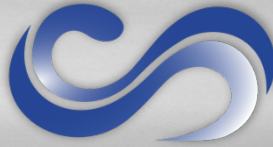


CRYSTAL BEACH ESTATES, LLC
P.O. Box 2106
Crystal Beach, TX 77650
Tel: 832.426.2170

DEVELOPMENT SITE
889 Gulf Shores Drive
Crystal Beach, TX 77650
Tel: 832.876.3579

LISTING BROKER
Mark Santelia, TX Broker #581373
sales@crystalbeachestates.info
Tel: 512.808.0077

LOT SHEET
v2021.12.18



CRYSTAL BEACH ESTATES

BUILDING BEACHFRONT MEMORIES
CRYSTAL BEACH, TX

LOT STATUS & PRICING AS OF OCTOBER 2021

"This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice." 2 Tex. Admin. Code § 535.17

! GATED COMMUNITY & BUILDER READY !

\$13K Pre-Construction Completed & Prepaid = Save Time & Upfront Cash!

Water	Sewer	Grading	Underground Drainage	Elevation Certificate	Survey	Total Prepaid Fees & Work
\$2,000	\$5,000	\$3,000	\$2,250	\$350	\$400	\$13,000

Legal Street Name: Royalville Court, Crystal Beach, TX 77650

Lot	STATUS	MLS	Address #	SF	Premium Lot Features	Lot Base Price	Pre-Paid Fees & Construction	Lot Price
1	SOLD	27651648	1969	4,806	Corner, Slough	\$61,455	+\$13,000	\$74,455
2	SOLD	59125339	1971	4,806	Slough	\$55,250	+\$13,000	\$68,250
3	SOLD	64229474	1975	4,806	Slough	\$55,250	+\$13,000	\$68,250
4	SOLD	69789426	1977	4,806	Slough	\$55,250	+\$13,000	\$68,250
5	Price Increases 2022	27737425	1979	4,806	Slough	\$55,250	+\$13,000	\$68,250
6	SOLD	30966373	1983	4,806	Slough	\$55,250	+\$13,000	\$68,250
7	SOLD	41251032	1987	4,806	Slough	\$55,250	+\$13,000	\$68,250
8	SOLD	25179295	1991	4,746	Slough	\$54,398	+\$13,000	\$67,398
9	SOLD	10341231	1995	4,652	Slough	\$53,063	+\$13,000	\$66,063
10		16508022	1997	6,084	Slough, Cul-de-sac	\$81,253	+\$13,000	\$94,253
11	SOLD	91230447	1999	4,693	Cul-de-sac	\$53,645	+\$13,000	\$66,645
12		21513740	1998	7,850	Cul-de-sac	\$98,478	+\$13,000	\$111,478
13	SOLD	2645760	1994	4,842	Cul-de-sac	\$55,761	+\$13,000	\$68,761
14		51083797	1990	4,611	Cul-de-sac	\$52,481	+\$13,000	\$65,481
15		15027826	1986	6,524		\$71,225	+\$13,000	\$84,225
16		73740678	1982	7,132		\$79,074	+\$13,000	\$92,074
17		34265986	1978	7,132		\$79,074	+\$13,000	\$92,074
18		92007792	1974	7,928		\$89,350	+\$13,000	\$102,350
19		67064253	1970	5,592		\$59,193	+\$13,000	\$72,193
20	SOLD	51570770	1968	5,592	Corner	\$66,412	+\$13,000	\$79,412

Pricing subject to change.

Seller Pays: Listing Broker Fees, Title, Survey, Elevation Cert, and obtain Impact Letter.



Scan or Take Photo
of this QR Code
To view Contact & Lot Details!

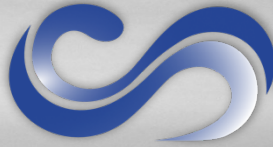


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LOT PLAN



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