



For Sale

COASTAL LIVING AT ITS FINEST

Escape to this charming Pearl Beach property and immerse yourself in the tranquil coastal lifestyle. With spacious bedrooms, an open-concept living area, and an inviting ocean breeze, this beach house is your key to relaxed living or instant vacation rental income. Fully-furnished and full of fun – your Gulf Coast vacation destination awaits!

963 CLARA | CRYSTAL BEACH, TX 77650



YOUR COASTAL HAVEN AWAITS

Step into your own private oasis and savor the peaceful ambiance and gracious hospitality that defines this well-maintained, fully-furnished beach house. The spacious living and dining areas seamlessly integrate with a smartly-designed kitchen, beckoning you to create culinary delights while reminiscing with loved ones. Retreat to the two oversized bedrooms, complete with two full-sized beds in each, offering ample space for everyone to relax

and rejuvenate. Unwind on the expansive second-floor deck, enjoying the gentle sea breeze and embracing the true essence of coastal living. Nestled just a short stroll, drive, or golf cart ride from the beach, and conveniently located near Crystal Beach restaurants, popular hot spots, and essential stores like The Big Store, this beach haven promises the perfect combination of tranquility, convenience, and cherished moments by the sea.







FEATURES AND UPGRADES

INTERIOR FEATURES

Well Maintained, **Fully-Furnished**, and Move-in Ready

Open-Concept Floor Plan Connecting Living, Dining, and Kitchen Areas

Bright and Airy Living Spaces With Abundant Natural Light

Striking **Coastal-Inspired Decor** That Complements the Beach House Atmosphere

Two **Generously Sized Bedrooms** Offering Comfort and Relaxation and **Sleeping Space for Four Guests**

Shared Bathroom With Convenient Amenities

EXTERIOR FEATURES AND UPGRADES

Durable **Hardy Plank Siding** for Long-Lasting Protection

Expansive Second-Floor Deck Perfect for Enjoying the Coastal Breeze and Captivating Surroundings

Ample **Storage Space** Available for **Recreational Equipment**

Delightful **Outdoor Shower** for Post-Beach Convenience and Cleanliness

LIFESTYLE AND BENEFITS

Incredible Opportunity for an **Idyllic Beachside Lifestyle**

Ideal Vacation Rental, Weekend Retreat, or Year-Round Residence

Convenience of Nearby Amenities; Crystal Beach Restaurants, Hot Spots, and The Big Store for Groceries and Beach Essentials





EXPERIENCE THE COASTAL LIFESTYLE AT CRYSTAL BEACH

Ideally located on the Bolivar Peninsula, **Crystal Beach offers a unique waterfront lifestyle** that **seamlessly combines tranquility and playfulness**. It's the perfect beach-town casual escape just a short drive from the big city.

Step away from your new property in this enchanting paradise to check out **Camp Margaritaville** - an entertainment hotspot just down the beach that hosts concerts, allowing you to dance the night away under the stars. If you're looking to unwind and soak up some sun, take advantage of their **day-passes** and spend some quality **time by the pool**. Foodies won't be disappointed either; the **on-site restaurant serves delectable dishes** in an inviting atmosphere that radiates beach-side class.

When it comes to provisions, **The Big Store** has everything you need. Considered the heart of Crystal Beach, it provides residents and vacationers alike with **groceries, fuel, and all your beach essentials**. It's truly a one-stop-shop, making your daily life convenient and hassle-free. Even better? It's just at the end of the road from your new place!

Explore the local businesses and eateries in the area that contribute to Crystal Beach's vibrant community. From the seafood specialties of **Stingaree Restaurant & Marina**, the Mexican delights of **Jose's Cantina**, to the sweet treats of **Dannay's Donuts**, there's a gastronomic adventure at every corner.

Add to this a variety of recreational activities offered by popular establishments such as the fun-filled **Fun Spot Waterslide**, Galveston Bay **fishing tours** with **Get the Net Guide Services** and the iconic **Point Bolivar Lighthouse**, and you have a community where **every day feels like a vacation**.

At Crystal Beach, Texas, you won't just be buying a home. You will be purchasing a lifestyle focused on relaxation, enjoyment, convenience, and a unique coastal experience.

It's time to turn your dream beach life into reality.



SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Kelly Simon

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Broker and founder of KSP, **Kelly Simon** co-leads a team of real estate professionals at the **Selling Houston Team** that represents buyers and sellers throughout the Houston area, reaching from Magnolia to Galveston, Katy to Kingwood, and all the suburbs in-between. Based out of their Heights office, Kelly and the Selling Houston Team keep a strong pulse on the Houston economy and housing market. Kelly was honored by HAR as one of 20 Under 40 Rising Stars in Real Estate, is a multiyear Five Star Real Estate Award Winning Professional and has been featured in Forbes, Texas Monthly, and Houston's Real Producers Magazines.



Julie Harrison

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Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



Rebecca Freeman

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Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.



Lauren Neely

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Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.

Key Details

2		1		1,261 SF	
Lot Size					10,584 SF
Subdivision					Pearl Beach
Distance to Beach Access					0.18 mile
Property Type					Single Family
Style					Beach House
Stories					1
Foundation					Stilts
Construction					Cement Board/Wood
Year Built					1975
Covered Parking					4+ Vehicles
Heating					Central Electric
Cooling					Central Electric
Covered Outdoor Spaces					Second-Story Deck Ground Level Patio
HOA					N/A
School District					Galveston ISD
Elementary					GISD Open Enrollment
Middle					GISD Open Enrollment
High					Ball
MLS Number					93492877