

WELCOME TO

1426 Van Sant

GILCHRIST, TX 77617



Located in Canal City

House for Sale

 2 Beds  1 Baths  990



Property Features



OPEN CONCEPT

Enjoy entertaining guest in your open concept Kitchen/Living room area.



COUNTER/CABINET SPACE

Granite countertops offering ideal space for meal preping and entertaining.



LAUNDRY AREA

Spacious laundry area.

Property Features



BEDROOM 1

Spacious with canal views



BATHROOM

Granite countertops with rainfall shower



BEDROOM 2

Easily fits 2 sets of bunkbeds

Outdoor Amenities



VIEWS

Enjoy canal front views as well as intercoastal waterway views.



UPSTAIRS DECK AREA

Great sized deck with side bar area.



DOWNSTAIRS SEATING AREA

Plenty of area to sit and enjoy the sunset views as well as views of the wildlife.

Outdoor Amenities



Enjoy fishing or crabbing off your own private dock. Fish cleaning station with sink and bulkhead already on property.



Direct access to the Intracoastal Waterway.



2 Storage sheds and an outdoor shower.
Property fully fenced.



Canal City, nestled in Gilchrist on the Texas Gulf Coast, boasts a rich history as one of the oldest and most established subdivisions on Bolivar Peninsula. Offering easy access to both the beach and bay, this beautiful community enjoys a coastal climate, breathtaking ocean views as well as canal views.

What truly sets Canal City apart is its network of three one-mile long canals, seamlessly connecting to the Gulf Intracoastal Waterway. This feature grants each lot private access to the Gulf Intracoastal Waterway, Galveston Bay, and even the sprawling Gulf of Mexico and beyond. Whether it's fishing, boating, or indulging in the mesmerizing beauty of avian wildlife, the canals offer endless opportunities for residents and visitors alike.

Canal City Amenities

Boat Ramp and Common Area

At the end of Mabry, there is a magnificent spot where one can indulge in fishing, enjoy a delightful picnic, set sail on their boat, or simply bask in the beauty of nature.

Common Area

At the end of Van Sant, lies a hidden private treasure for fishing, picnicking, and crabbing enthusiasts alike.

Private Keyed Beach Access

Enjoy your very own private beach entrance.

CALL TODAY TO SCHEDULE A TOUR!



Contact Us

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Office Hours

Monday to Friday
9:00 am to 6:00 pm
Saturday
9:00 am to 12 noon

Sunday by appointment only.

Get Social

