

26018 Bay Breeze Dr Galveston, TX 77554

Tranquil Shores at Pointe West

All images used herein are for sample use and final construction may vary from what is shown.



Built by

Sapphire Sea
Homes®

Presented by

Susan LUTZ
EAST COASTAL REALTY GROUP
United Real Estate

About the Builder

Sapphire Sea Homes is among the select approved custom home builders within the community of Pointe West in Galveston, Texas. With over 15 years of residential custom home construction experience Sapphire Sea Homes builds quality engineered coastal homes that you will be satisfied with whether it is your primary, secondary or investment coastal home. We handle everything from design to the finished product assuring a professional and seamless experience from start to close.

Visit our website at
www.SapphireSeaHomes.com



Sapphire Sea
Homes®





Home Description

Exceptionally Located New Construction

This stunning 4-bedroom home, currently under construction by the esteemed Sapphire Sea Homes, is poised on nearly half an acre of prime land. The anticipated completion date is January '24. Situated on a unique-shaped lot, the residence is artfully set back, providing an added layer of privacy for its fortunate occupants.

The property offers breathtaking views of both the sunrise to the east and the sunsets over Galveston's West Bay. Revel in these vistas from your expansive wraparound porch or the inviting upstairs balcony. The open floorplan maximizes living space, creating a seamless blend of comfort and sophistication.

Inside, the coastal white interior sets a serene tone, complemented by a quartz island and counters, stainless steel appliances, and on-trend black and gold-toned fixtures and hardware. The primary bedroom, located upstairs, boasts an ensuite bathroom featuring a soaking tub, walk-in shower, and separate vanities. Additionally, there's a guest bedroom or flex space upstairs with balcony access. Two more bedrooms downstairs each offer private entry to the balcony.

The backyard provides ample space, allowing for the addition of a pool or outdoor kitchen to further enhance your outdoor living experience. As a property owner in Pointe West, you'll enjoy full access to a host of amenities, including the Beach Club, infinity pool, heated sunset pool/lazy river, two hot tubs, fire pits, fishing pier, owner's lounge and a restaurant/bar and more—all within this pristine community.

Bathroom

All downstairs bathrooms (1/2 bath and guest bath) will have matt black matt black mirrors, lights, and hardware.

Primary bath will have matt black and Gold tone mirrors, lights and hardware.

Roof

30-year dimensional asphalt shingles

Windows

Showcase 150 MPH hurricane impact windows

Insulation

fiberglass R-38 in attic, R -19 walls R-19 floor

Keyless entry?

NO

HVAC

There are two HVAC units,
1 qty 2 ton and 1 qty 3 ton Hiel

Plumbing

Plumbing is Pex

Doors

Numa 150 MPH hurricane impact windows

Exterior shower included?

YES

Elevator

Shaft included

Buyer may upgrade to installed elevator for **\$30K**

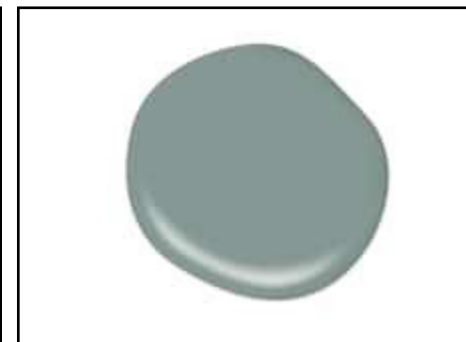
Exterior / Doors / Fixtures



Main Exterior : Minted Lemon



Trim/Doors : Moongaze



Shutters : In The Moment



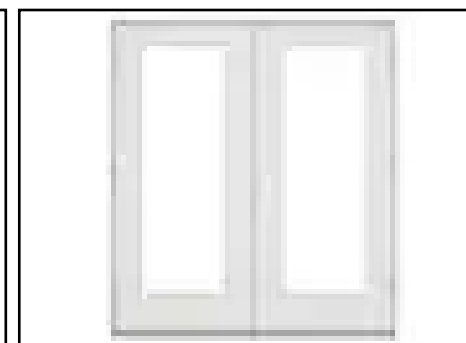
Walls, Doors, Trim : White



EXTERIOR LIGHTING AND HARDWARE



Impact rated windows



Impact rated exterior doors

STANDARD PACKAGE

- Custom cabinets throughout the home, Shaker style white cabinets
- Quartz countertops throughout
- Frigidaire stainless steel appliance package
- Designer lighting and fans
- Designer faucets throughout the home

- White trim, doors, and walls
- Shaker-style interior doors
- Water-resistant high-end laminate floors
- Designer tile floors in full baths
- Designer tile shower

Throughout House hardware / Fixtures / Cabinets



Black ceiling fans



Shaker cabinets



Matt black hardware



Recessed LED lighting



Shaker doors



Luxury vinyl plank flooring



Island lighting



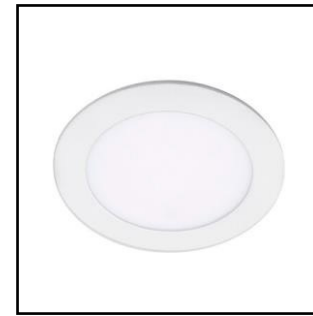
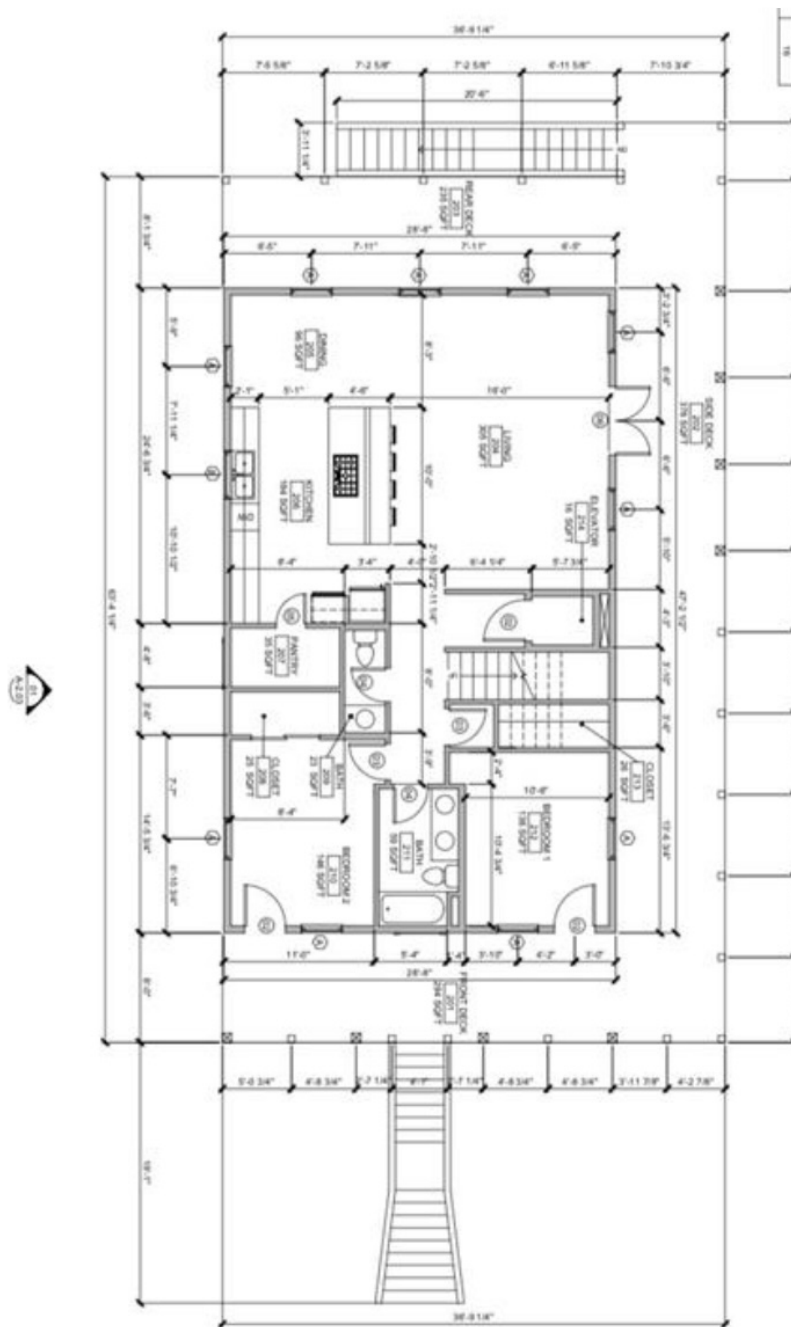
Back
Illustration

First Level Plan

Living Room

Kitchen

Second Level Plan



RECESSED LIGHTING IN COMMON AREAS



LIVING ROOM FAN



LAMINATE FLOORING

King's Cottage Oak 12 mm T x 7.6 in. W Waterproof Laminate Wood Flooring Lifetime residential warranty Superior scratch resistant

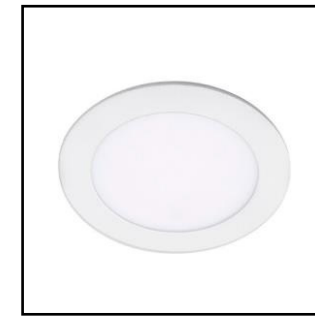
Dining



Matt black chandelier



Wood Flooring



Recessed Lights

INTERIOR WALLS, DOORS, TRIM



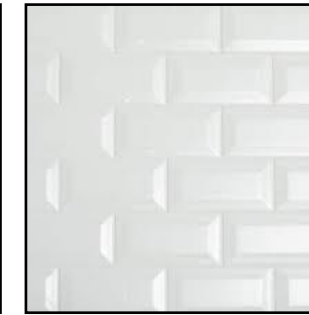
WHITE



Cabinet



Quartz Countertops and Island



Restore 3 in. x 6 in. Ceramic Bevel Bright White Subway Tiled Backsplash



Farmhouse Sink



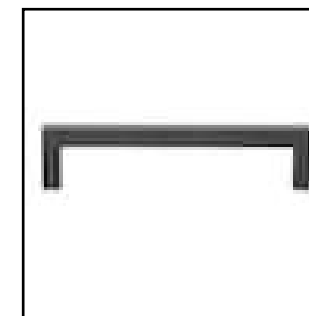
Island Pendant Lighting



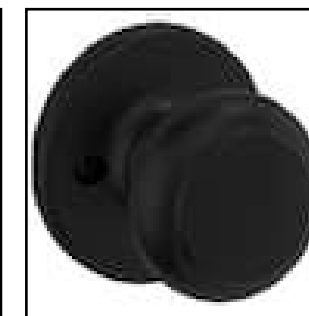
Frigidaire Appliance Package



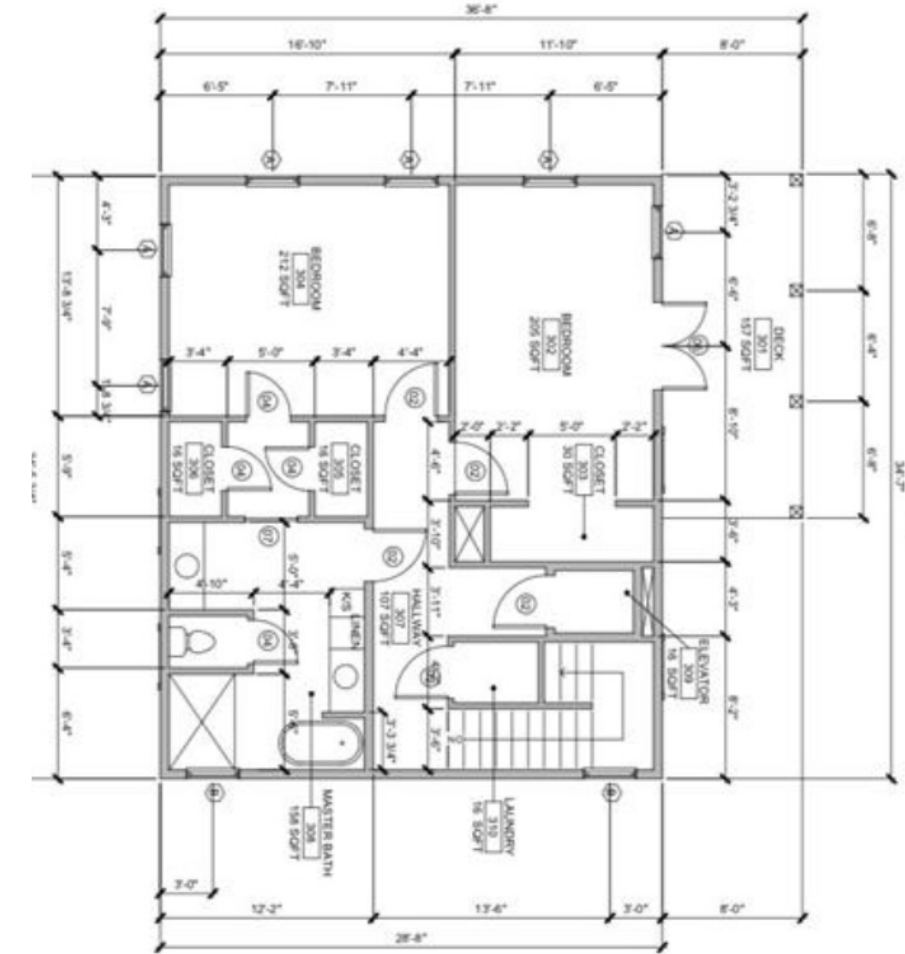
Indi Single-Handle Pre-Rinse Spring Pulldown Sprayer Kitchen Faucet in Matte Black By MOEN



Matte Black Solid Square Cabinet Bar Drawer Center-to-Center Pulls



Matte Black Door Knobs and hardware



KITCHEN



LIVING ROOM



BEDROOM



HALF BATHROOM

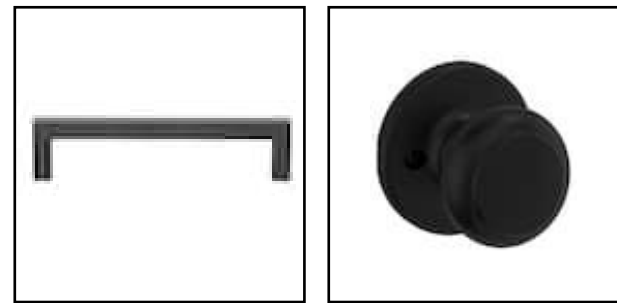


Quartz Countertops
Vanity Three Light Fixture in Matt Black
Bathroom Round Mirror 20-Inch Black Finish



Wade Logan® Beyo Tempered Glass Circular Vessel Bathroom Sink with Faucet
Single white vanity
Restore Cobalt Circle 12 in. x 12 in. Glazed Porcelain Penny Round Mosaic Tile

Where is this being used? The floor?



Matte Black Solid Square Cabinet Bar Drawer Center-to-Center Pulls
Matte Black Door Knobs and hardware

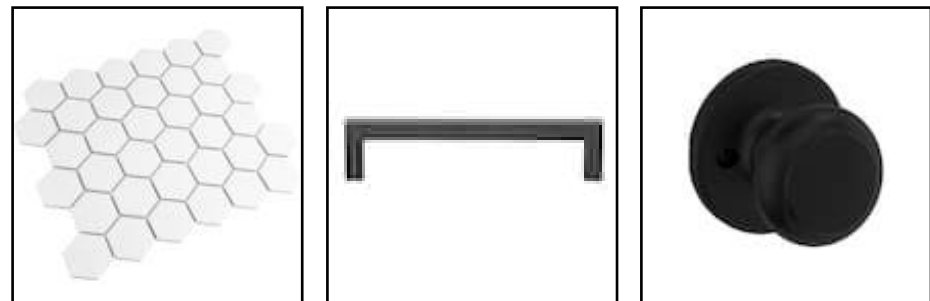
GUEST BATHROOM



Quartz Countertops
Vanity Three Light Fixture in Matt Black
Bathroom Round Mirror 20-Inch Black Finish



Double bathroom vanity in white (sample only) with black fixtures
Round undermount vanity sinks in white - 2 qty
Brillion Aspen Gris 12 in. x 24 in. Matte Ceramic Marble Look Floor and Wall Tile And White Matt Hexagon flooring.



Matte White Porcelain Hexagon Mosaic Tile
Matte Black Solid Square Cabinet Bar Drawer Center-to-Center Pulls
Matte Black Door Knobs and hardware

PRIMARY BATHROOM



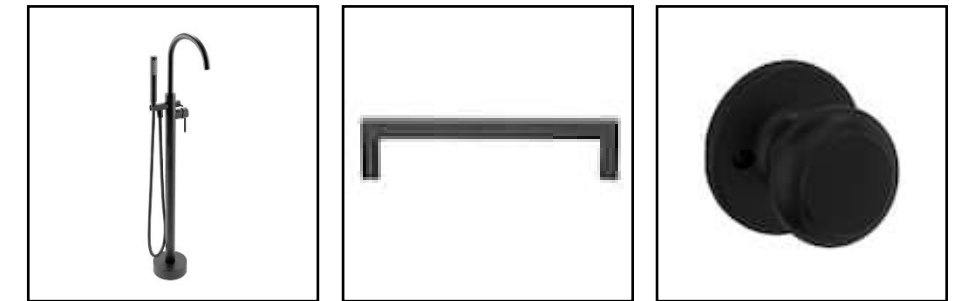
PRIMARY BATHROOM



Quartz Countertops
Shower Walls in EpicClean Milton Arabescato Marble Glazed Porcelain Floor and Wall Tile - Bright White with Arabescato Marble Glazed Mosaic Porcelain floor
Three Light Bathroom Light Fixture in Gold



Brushed Gold Round Vanity Mirror (2 qty)
Bathroom Vanity with gold tone faucet and undermount sink (2 qty)
Bordeaux 67 in. Acrylic Flatbottom Freestanding Bathtub in White



Single handle floor mount freestanding tub faucet, bathtub filler, and shower in Matt Black
Matte Black Solid Square Cabinet Bar Drawer Center-to-Center Pulls
Matte Black Door Knobs and hardware



Pointe West information and image

Opened in the Summer of 2006, Pointe West Resort has quickly become one of Galveston Island's favorite retreats for full time residents, second homes, or short term rental property. Located on Galveston's West end at San Luis pass, the 1000 acre property is located on the last 3 1/2 miles of the west end of the island. The community caters to all, from tourists to weekenders to families, becoming a tradition for many. As a Pointe West property owner, you may use all the amenities including the Beach Club, seasonal restaurant and bar, infinity pool, two hot tubs, heated sunset pool and lazy river (providing year round use), cabanas, owners lounge, game room, outdoor grills, fire pits, basketball, pickleball, gazebo, fishing pier, and many beach crossovers to the private pristinely maintained Pointe West Beach.

About the Realtor

The Elite Coastal Realty Group at United Real Estate is dedicated to providing top-quality service, ensuring that your real estate experience is nothing short of exceptional. We specialize in various property types including primary or secondary homes, condominiums/townhomes, and STR (short-term rental) investment properties. Whether you're looking for a permanent residence or an income-generating investment, we have the expertise and resources to assist you.

Susan Lutz is an associate and team leader of Elite Coastal Realty Group. Susan is a multi-million dollar producing agent who's experience in Real Estate spans over three decades. Providing every client the care and attention they deserve is a priority to Susan.

Susan LUTZ
ELITE COASTAL REALTY GROUP
United Real Estate

Visit our website at

www.elitecoastalrealtygroup.com

call 713-818-5554



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Tranquil Shores at Pointe West

San Luis Pass

Beach Club &
Infinity Pool

Sunset Pool &
Lazy River



Preserve

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