

## 2237 CARANCAHUA

<https://houston-re.com>

Very nice canal lot with bulkhead and boat slip. Has slab for RV. Buyer will have to pay for water and sewer tap and electric. Only minutes to the ICW and East Matagorda Bay. Come and enjoy all Sargent has to offer. Great for RV or build your waterfront home....

\$ 119,000.00

2237 Carancahua

- Lots
- Active



BASIC FACTS

**MLS #:** 70241120

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 15:50:33

**Status:** Active

**Lot size:** 6011 sq ft

PROPERTY DETAILS

**Parcel Number:** 32209

**Lot Description:** Subdivision,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Subdivision:** Downey Caney Creek Sec 2

**Price Sq Ft List:** 19.80

**Acres:** 0.138

**Contract Type:** Unimproved Property

**Restrictions:** Deed Restrictions,Subdivision Restrictions

PROPERTY FEATURES

**Road Surface:** Asphalt

**Gas:** Gas Available

**Electric:** Electric Available

**Cable:** Not Available

**Water Sewer:** Water District

**Water Amenity:** Boat Slip,Bulkhead Boat Slip,Bulkhead

LOCATION DETAILS

**Area:** 54

**County Or Parish:** Matagorda

**School District:** 134 - Van Vleck

**Directions:** FM 457 THRU SARGENT TURN  
RIGHT ON BR 201 LOT IS ON THE LEFT RIGHT  
BEFORE BRIDGE



**School Elementary:** VAN VLECK  
ELEMENTARY SCHOOL

**School High:** VAN VLECK HIGH SCHOOL

**School Middle:** O H HERMAN MIDDLE  
SCHOOL

MISCELLANEOUS

**Realist Block:** Deed Restrictions,Subdivision **Lot Use:** Resort/Vacation  
Restrictions

**Disclosures:** Mud,Other Disclosures

**Range:** Deed Restrictions,Subdivision  
Restrictions

**Legal:** DOWNEY CANEY CREEK SEC 2, BLOCK  
2, LOT 37

FEES & TAXES

**Tax Amount:** \$ 1,366.00

**Tax Year:** 2021

**Other Mandatory Fee:** Transfer

**Fee Other:** 1

**Fee Other Amount:** 50

COURTESY OF

**List Office Name:** Full Stringer Realty

