

\$149,900 - 2028 Cr 204 Dolphin Way, Sargent

MLS® #1847613

\$149,900

Bedroom, Bathroom, 18,295 sqft

Land on 0.42 Acres

Downey Caney Creek, Sargent, TX

Welcome to your ultimate coastal getaway in Sargent, Texas! Whether you're searching for a peaceful weekend retreat or a full-time escape, this turnkey RV/Residential lot-spanning nearly half an acre on 3 lots-is ready for you to enjoy right now. From the moment you arrive, you'll be captivated by the breathtaking Gulf views from the elevated deck. Imagine sipping your morning coffee as the sun rises over the water or unwinding in the evening with the warm coastal breeze. The owners have thoughtfully enhanced this property with a large covered RV carport, a spacious deck with multiple seating areas for entertaining, and a fire pit perfect for cozy nights under the stars. Not only is this property designed for relaxation, but it's also ideal for hosting friends and family. With four electrical boxes, four sewer hookups, and four water hookups, you can welcome guests with ease. And if you love to fish, you're in for a treat! This lot sits on a closed canal, where the owners have reeled in redfish, trout, and black drum right from their backyard. Beyond your own slice of paradise, Sargent offers endless opportunities for adventure. A neighborhood park with picnic tables is just around the corner, and multiple boat launches are minutes away, giving you easy access to some of the best fishing waters in Texas. Just a short drive takes you to Sargent Beach, where you can spend your days casting a line, searching for seashells, or simply soaking in the beauty of the Gulf. And when hunger strikes, a variety of



local restaurants and food trucks are just down the road, serving up fresh seafood and coastal favorites. For those looking for a seamless move-in experience, the Rockwood Windjammer Travel Trailer is available for purchase at an additional cost. Properties with this unbeatable combination of location, amenities, and Gulf views are rare-so don't wait! Schedule your showing today before it's gone!

Essential Information

MLS® #	1847613
Price	\$149,900
Square Footage	18,295
Acres	0.42
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	2028 Cr 204 Dolphin Way
Area	3100
Subdivision	Downey Caney Creek
City	Sargent
County	Matagorda
State	TX
Zip Code	77414

Amenities

Amenities	Boat Ramp, Fishing, Playground/Park
Utilities	Water System, Electric, Sewer System

Exterior

Lot Description	Improved
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School Information

District	CALL DISTRICT
Elementary	Call District

Middle	Call District
High	Call District

Additional Information

Date Listed	March 6th, 2025
Days on Market	236
Zoning	RESIDENTIAL

Listing Details

Listing Agent	William Boyd
Listing Office	Boyd Realty Group, LLC

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