



KIMBERLY HARDING GROUP

1902 Port Royal Drive, Nassau Bay, Texas, 77058

Nassau Bay, Texas:

Nassau Bay is a charming small city located in **Harris County**, home to over **5,200 residents**. This walkable, bike-, and golf cart-friendly community offers a rare blend of convenience, recreation, safety, and natural beauty—all just one traffic light away from I-45 via the NASA Road 1 Bypass.

Lifestyle & Amenities, Nassau Bay boasts:

- **27 restaurants** and **4 coffee shops** to suit every palate
- **2 large parks**, featuring **pickleball courts**, **covered basketball court**, **baseball diamonds**, **2 dog parks**, **large playgrounds**, and **expansive green spaces** for sports or relaxation
- **Walking/running trails** with **workout stations**
- An **animal rescue and adoption center**
- **4 places of worship**
- A **community pool** open all summer
- **Marina** with a **boat ramp**, **wet and dry storage for rent**, and **day-use boat slips** on the scenic **Nassau Bay Lagoon**

Nature & Outdoor Recreation

Outdoor lovers can explore the **large nature preserve** on a dedicated peninsula bordered by **Clear Creek**, offering peaceful hiking trails and natural wildlife. The area also provides exceptional **water recreation**, with access to **Cow Bayou**, **Clear Creek**, **Nassau Bay**, **Clear Lake**, and even out to **Galveston Bay** and the **Gulf of Mexico**.

Safety & Services, residents enjoy peace of mind thanks to:

- 24/7 patrolling by the **Nassau Bay Police Department**, including waterway policing
- Fast emergency response from the **local fire department** and **ambulance service**
- Immediate access to **Methodist Hospital**, an **emergency room**, and **well-patient care facilities** right in town

Community & Education, Nassau Bay offers:

- A strong sense of community with **low HOA dues**
- Uniquely designed homes with **no two alike**, helping maintain **strong property values**
- A **regionally competitive swim team** and **Little League baseball**
- Access to the **top-rated Clear Creek Independent School District**, with **full bus service** for all grade levels

Location

Nestled across the street from **NASA's Johnson Space Center** and **Space Center Houston**, Nassau Bay is steeped in history and innovation. Despite its quiet, suburban feel, residents are just minutes from the heart of Houston.

The Nassau Bay Difference

With **low crime**, **friendly neighbors**, and an abundance of recreational and natural amenities, Nassau Bay offers an **incomparable lifestyle** for those seeking community charm, modern convenience, and access to land and water adventures alike.

Resort-Style Living in Nassau Bay

This exceptional Nassau Bay home sits on a **beautiful, oversized corner lot** adorned with **mature palm trees** and manicured lawn. Designed for comfort, privacy, and luxury outdoor living, the property offers an impressive array of features:

Outdoor Living & Recreation

- **Huge quarter-acre corner lot** with mature trees
- **Never flooded**
- **Double exterior balcony** with partial view of the **lake**
- **Leisure salt-water pool from Australia**
- **13,000-gallon in-ground fiberglass pool** – easy maintenance and gentle on skin
- **Poolside cabana** with **full bath** and **outdoor shower** – ideal for entertaining or relaxing in style
- **Private backyard with fully fenced pool area** with **limited-access entry** – enhanced **safety and privacy**
- **Spacious separate side yard** – also **fully fenced**, perfect for **kids, pets, gardening, or outdoor activities**
- **Expansive two-level front porch** with charming **picket fencing** – a true Southern welcome
- **Open-air sunroom** connects kitchen to pool area – seamless indoor/outdoor flow for entertaining
- **Dedicated golf cart parking spot**
- **6-car new double driveway** with double covered carport– improved curb appeal and functionality

Property Improvements

Interior Highlights

- **2026 - New carpet** upstairs & in **primary closet**, fresh **interior paint**, freshly **painted kitchen cabinets & stairway railing**, **updated primary bathroom** with large “**smart**” **mirror**, **medicine cabinet** and sink with **double faucets**
- **Porcelain tile floors** throughout the entire **first level** – elegant, durable, and easy to clean
- **Quartz countertops** in the open-concept kitchen with ample countertop space
- **Extra-large bedrooms**, each with **walk-in closets** – spacious and storage-rich
- **Functional storm shutters** – added protection and peace of mind

Modern Efficiency & Sustainable Living

This home has been extensively upgraded with **energy-efficient, eco-friendly, and resilience-focused** improvements, delivering both long-term value and peace of mind:

Energy Efficiency & Solar Power Benefits

This home comes equipped with a **premium Sunrun solar energy system**, featuring **39 high-efficiency electric panels**, designed to significantly reduce energy costs while promoting sustainable living.

- **Massive savings** on electricity:
Average electric bill from **9/2024 to 8/2025** was just **\$56.97/month** with **Green Mountain Energy**.
- **No solar loan or lease to assume:**
The **seller will pay off the solar panels in full at closing**, so the new owner reaps the full benefit of the energy savings **without any additional cost**.
- **Manufacturer warranty available** for long-term peace of mind
- **39 solar electric panels** paired with **two Tesla Powerwall II backup batteries**
- **2-car carport** equipped with both **Level 1 and Level 2 electric vehicle charging outlets**
- **Efficiency lighting throughout** – reduced energy usage without sacrificing brightness
This solar setup not only offers **immediate monthly savings**, but also enhances the home's long-term **energy independence, resale value, and eco-conscious appeal**. *Full home backup power—no generator needed during outages*

Comfort & Climate Control

- **Dual independent-zone, high-efficiency HVAC systems** – tailored comfort and reduced utility costs
- **Maximized thermal insulation** in both **walls and attic**
- **Argon-charged double-pane windows** – enhanced insulation and noise reduction
- **Storm panels** for windows