



1302, 1304, 1310 & 1314 MAUI DRIVE THE VILLAGE OF TIKI ISLAND

Lots 73 & 74 – 16,596 SQ. FT. (1302 & 1306 Maui Drive)
Offered at 724,880

Lots 75 & 76 – 12,022 SQ. FT. (1310 & 1314 Maui Drive)
Offered at \$498,880

This is a rare opportunity to purchase the largest available waterfront site in the coveted **Village of Tiki Island!** This colossal estate-size corner lot (**a total of 28,618 sq. ft.**) boasts glorious vistas overlooking one of Tiki's premier canals.

The ideal location to build an awe-inspiring custom home with expansive space for a sparkling lagoon pool & spa, a pool house, a double boat house, a superb summer kitchen, a private tennis court, lush tropical gardens etc.

The lot at **1310 Maui Drive (Lot 75)** contains an existing home & boat house. The home and boat house is considered a "tear down" by the seller, & the property is being sold at lot value.

Just a short bike or golf cart ride to outstanding Tiki Island amenities including a tennis court, a convenience store & a fishing equipment & bait store. A captivating bayfront park area features an immense entertainment pavilion available for large "al fresco" events (nominal rental fee), a delightful children's playground & a spacious parking lot for food trucks & guests.

Convenient & quick boat access through the canal to the shimmering azure water of the West Bay & docks for acclaimed **Galveston Island** attractions, shopping & restaurants.

Exceptional Tiki Island community events & celebrations throughout the year include a 4th of July celebration, an Easter Egg Hunt, a Halloween Carnival, barbecue & seafood cook offs, food truck days at the park, a golf cart race etc.

You can, now, "sail" down from inside the loop in Houston to your lovely home on Tiki Island on the newly expanded I-45 (Gulf Freeway) in a mere 40 minutes! Only a few minutes to the globally renowned **UTMB Medical Center**, the dazzling sun-kissed East End beaches, the stellar Seaport & harbor, the spectacular cruise line terminals, the incomparable **Moody Gardens**, sensational Seawall restaurants & attractions & the vibrant downtown & East End historic districts.

(Continued)



This extraordinary custom home site is truly superlative & the foundation of a marvelous island lifestyle!

JIM ROSENFELD

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