

EXCLUSIVELY PRESENTED BY
INVEST IN HOUSTON REAL ESTATE TEAM
investinhouston.com

2927 BLUEWATER HIGHWAY

Surfside Beach, Texas | The Sol Mate

Beach Getaway | Proven STR | Fully Updated | Furniture Conveys

3 Bedrooms	3 Full Baths	1,300 Sq Ft	4.8★ Airbnb Rating
----------------------	------------------------	-----------------------	------------------------------

PROPERTY OVERVIEW

Welcome to 2927 Bluewater Highway — The Sol Mate — a fully updated 3-bedroom, 3-bath coastal retreat just a 3-minute walk from the Gulf of Mexico in the Village of Surfside Beach, Texas. Whether you're looking for a turn-key personal beach escape or a proven income-producing short-term rental, this property delivers on both fronts. Listed on Airbnb as The Sol Mate, the property holds a 4.8-star rating across 41 reviews and is an Airbnb Guest Favorite — already a beloved destination for Gulf Coast travelers.

The open floor plan living space flows onto a huge front deck with sweeping Gulf views and stunning sunrises, while the back deck offers quiet marsh views of the Brazoria Wildlife Refuge — perfect for sunset watching and wildlife spotting. Every bedroom has its own private full bathroom. The home is being sold fully furnished with all appliances conveying, making this a truly ready-to-rent or ready-to-enjoy acquisition.

QUICK FACTS

Address	2927 Bluewater Highway, Surfside Beach, TX 77541
Property Name	The Sol Mate

Bedrooms	3 (each with its own full private bathroom)
Bathrooms	3 full baths
Living Area	1,300 Sq Ft
Beach Access	3-minute walk / 1-minute drive — drive on the beach!
Airbnb Rating	4.8 stars — Guest Favorite (41 reviews)
Sleeping Capacity	9 guests — 1 King, 2 Queens, 2 Twins + sleeper sofa
Views	Gulf views (front deck) and Brazoria Wildlife Refuge (back deck)
Furniture	All furniture and appliances convey with sale
HOA	None
STR Policy	Short-term rentals permitted — currently operating

UPDATES & IMPROVEMENTS

2927 Bluewater has been consistently maintained and thoughtfully upgraded. The following improvements have been made by the current owner, delivering a move-in or rent-ready property with updated systems and finishes throughout.

NEW GARAGE	Garage with built-in workbench and storage constructed May 2023 — a rare and valuable feature for a coastal property.
TANKLESS WATER HEATER	Traditional water heater replaced with an energy-efficient tankless unit in May 2023, providing on-demand hot water and reducing utility costs.
ALL NEW FLOORING	All flooring except bathrooms replaced April 2024 with Wood Tech New Guinea Waterproof Laminate — durable, coastal-appropriate, and attractive.
FRONT DOOR & CASING	Brand new front door and door casing replaced June/July 2026, enhancing curb appeal and security.
MIDDLE BATH FLOORING	Middle bathroom flooring replaced June/July 2026 with updated finishes.
DECK PAINTED	Exterior decking freshly painted June/July 2026 — front and back decks are refreshed and ready for guests.
ALL APPLIANCES CONVEY	All appliances are included with the sale. See appliance list for makes, models, and purchase dates.
ALL FURNITURE CONVEYS	The entire furnished interior — beds, sofas, décor, and all guest-ready items — transfers to the new owner at closing.

This property is truly turnkey. Whether your first guests check in the week after closing or you're moving in yourself, zero setup is required.

SHORT-TERM RENTAL PERFORMANCE

2927 Bluewater is an active, performing short-term rental with a proven track record on Airbnb. The Sol Mate has earned Guest Favorite status — awarded to listings in the top tier of Airbnb properties based on ratings, reviews, and reliability. This is not a speculative rental conversion; it is an established operation with real reviews, real guests, and real income history.

Platform	Airbnb (airbnb.com/h/solmatetexas)
Listing Name	The Sol Mate — Oasis with Sunrise and Sunset Views
Star Rating	4.8 out of 5 (Guest Favorite designation)
Total Reviews	41 reviews
Cleanliness	4.7 stars
Location	5.0 stars
Communication	5.0 stars
Value	4.8 stars
Check-in	4.9 stars
Max Occupancy	9 guests
STR Insurance	Short-term rental specific policy through Proper (\$3,576/yr)

ANNUAL OPERATING COSTS

The following are current owner-provided utility and insurance averages for buyer reference:

UTILITIES (MONTHLY AVERAGES) Electric (Trieagle) ~\$145/month Water & Trash (Village of Surfside) ~\$75/month Internet (T-Mobile) ~\$50/month Total Monthly Utilities ~\$270/month	INSURANCE (ANNUAL) Homeowners — STR Policy (Proper) \$3,576/year Flood Insurance (Flow Flood) \$6,939/year Windstorm (TWIA) \$2,353/year Total Annual Insurance \$12,868/year
---	--

Note: No warranties are included with the sale. Buyer to perform independent due diligence on all systems and appliances. Insurance figures are current-owner estimates and may vary for a new buyer.

ABOUT SURFSIDE BEACH, TEXAS

Surfside Beach is a one-of-a-kind Texas Gulf Coast destination — a small, close-knit barrier island community in Brazoria County, just one hour south of Houston. With four miles of pristine coastline, legendary fishing, the best surfing waves in Texas, and a laid-back local culture that keeps guests coming back year after year, Surfside Beach has earned its reputation as the Gulf Coast's best-kept secret.

Named a Bird City by Texas Parks and Wildlife, and ranked among the top Texas beaches by USA Today, Surfside offers the rare combination of natural beauty, recreational variety, and genuine small-town character that you simply cannot find in busier destinations like Galveston.

AREA ATTRACTIONS & ACTIVITIES

THE BEACH	Four miles of broad, uncrowded Gulf coastline. A \$30 annual pass allows you to drive directly onto the beach — a beloved local tradition perfect for hauling gear, setting up camp, or fishing from the shoreline.
SURFSIDE JETTY PARK	The crown jewel of Surfside. A county-run walkway extending roughly six-tenths of a mile into the Gulf, producing redfish, speckled trout, and the occasional shark. Picnic pavilions, volleyball, a splash pad, a playscape with full sail shade cover (new 2023), and free restrooms. Something for every member of the family.
SURFING & WATER SPORTS	Surfside earned its name for a reason — it features the best surfing waves on the Texas Gulf Coast. Board and SUP rentals available from Breaker Sports and Explore More. Kayaking, windsurfing, and kite surfing also popular.
FISHING	Shore fishing, jetty fishing, wade fishing, and deep-sea charters all available. Charters like Oilfield Outkasts and Cowboy Charters offer private excursions targeting snapper, kingfish, redfish, and shark.
BRAZORIA WILDLIFE REFUGE	Directly behind 2927 Bluewater — a stunning freshwater and coastal wetland preserve along the Central Flyway. Alligators, sandhill cranes, pintails, peregrines, and hundreds of migratory species visible from the back deck.
STAHLMAN PARK & CRABBING PIER	A beloved community park between Surfside Jetty and Quintana Beach featuring a crabbing pier on the marsh side, picnic tables, BBQ grills, and the Stahlman Park Reception Center available for events.

QUINTANA BEACH COUNTY PARK	10 minutes east. Elevated boardwalks, a lighted fishing pier, showers, and six miles of natural shoreline.
DINING & NIGHTLIFE	Local favorites include Seahorse Bar and Grill (live music on weekends), the Jetty Shack (casual burgers and cold beer near the jetty), Sharkies on the Beach, and Pier 30 Grill across the bridge. Eight local dining options total within Surfside Beach.
FORT VELASCO & HISTORY	The first shots of the Texas Revolution were fired near Surfside Beach. Fort Velasco is a replica fort with a museum featuring dioramas, vintage rifles, and artifacts telling the story of the earliest days of Texas independence.
OLD TOWN SPRING	45 minutes north. A beloved Texas destination with local shops, restaurants, and annual festivals including the Texas Crawfish and Music Festival.

Ready to make The Sol Mate yours?

Contact Invest In Houston Real Estate Team

investinhouston.com