



ARANSAS CLUB

luxury residences | texas gulf coast

Frequently Asked Questions

Where is Aransas Club located?

136 West Cotter Avenue, Port Aransas, TX 78373

Is there an HOA or Property Owner Association?

Yes

What are the available amenities?

- Private Gated Community
- Private Marina: 29 Boat Slips accommodating boats/vessels ranging from 20' to 90'
- Waterfront pool and spa with tanning shelves overlooking the Port Aransas Harbor

How many total units are there?

26

How many parking spaces are available per unit?

In total, 3.3 Parking spaces/unit. Additionally, each unit will be assigned 1 parking space (location on first-come, first-served basis)

Does the purchase of a residence include a boat slip?

At the time of purchase, homeowners can choose their respective boat slip. Boat slip prices are based on slip size. All boat slips will be deeded to the homeowner's condominium unit.

What are the sizes of the boat slips?

Accommodate boats from 20'-90'

How many boat slips are there at Aransas Club?

29

Are the boat slips for residents of Aransas Club only?

Yes

Are there day docks for guests?

Yes, but limited availability

Can I sell or sublease my boat slip?

Yes, but only to another condominium unit.

Are the residences furnished?

No

Are appliances included?

Yes, Commercial Grade Appliance Package. Washer & Dryer included.

Can we customize the floor plan and/or configuration, like move an existing wall?

No

Do we get to pick the finishes?

Homeowners will choose interior finishes from a collection of designer-curated selections.

When will the residences be complete?

Late 2024

Are there homeowner's rules or regulations?

Yes

May I have guests visit while I am away?

Yes, subject to HOA

Can I list my residence on VRBO/Airbnb?

No

Are short-term rentals allowed?

Yes, however units are subject to a minimum nightly rental rate and a 7-night minimum stay. All STRs must be rented through the approved rental company per Aransas Club HOA.

Do I need a Realtor to purchase a home at Aransas Club?

No, however, all purchases must go through Keith McMullin, (Sellers Agent):

keith@portaransasrealty.com

O: (361) 749-4000 | C: (361) 739-5783

How far is the beach from Aransas Club?

Less than 1 mile

What is the closest airport?

- Private Airport: Mustang Beach Airport (2.8 miles)
- Public Airport: Corpus Christi International Airport (41.2 miles)

Utility Providers for the community?

- Water/Gas: Nueces County Water & Improvement District #4
- Gas: City of Port Aransas
- TV/Internet: Spectrum Communications
- Waste: Republic Services (Waste Removal Covered by HOA Dues)

Property Taxes: What is covered?

Property Tax is paid by each homeowner. Property Tax amount(s) are based on a homeowner's individual unit valuation, undivided interest in common area(s), and land valuation. All valuations are determined by Nueces County Appraisal District. It is the sole responsibility of the Homeowner to pay their respective property tax bill.

Tax rates: <https://www.nuecesco.com/county-services/tax-assessor-collector/tax-rates/2023-tax-rate>

Insurance: What is covered?

- HOA carries a Master Property Insurance Policy which covers the main structures (building envelope) and common areas. This insurance cost is covered by HOA dues. (Contents NOT Included)
- HOA holds a General Liability Policy to protect against liability and legal concerns. This cost is also covered by HOA dues.
- Homeowners are liable to carry their own insurance policy for their unit ("studs/ framing-inward")

HOA Dues

All HOA dues are determined by a "Pro-Rata" share of the owners respective Condominium Unit Size in Square Feet.

Dock/Boat Slip Dues

Separate from the HOA dues, Boat Slip Assessment dues are determined by a "Pro-Rata" share of the Dock Area, based on the overall square footage of the respective Boat Slip

Closest fire, police, hospital?

- Port Aransas Fire Department: 0.5 Miles
- Port Aransas Police Department: 0.4 Miles
- Corpus Christi Medical Center Bay Area
7101 S.P.I.D., Corpus Christi, TX 78412

<https://cityofportaransas.org/departments/ems/local-hospitals/>

Is there 24/7 Security?

- Video surveillance on premises.
- Community is private and gated.

