

FEATURE SUMMARY



4 BD 3 BA 2090 SF

710 Positano
Galveston, Texas 77554

KB KRISTI BUEHRING
COMPASS

KEY DETAILS

Home Features:

- JELD-WEN doors and windows
- AZEK tongue & groove decking
- Expansive ceiling heights
- Elevator access from ground level all the way to top (3rd floor)
- Foam insulation
- Designer tiles
- High quality Viking appliances
- Large screened in porch at the ground level plus three additional porches
- Crow's nest porch with a stunning 180 degree view of the ships
- Two primary bedrooms with ensuite bathrooms
- Established HOA
- Established rental property
- Conveys fully furnished and rental-ready
- FORTIFIED™ home (IBHS-certified construction, 2010) designed for enhanced storm durability

Updates:

- HVAC system components replaced (2019–2024)
- Water heater replaced (2021)
- Electrical system upgraded with new meter box and surge protection (2025)
- Elevator system modernized with updated electronics (2022)

HOA:

There are two HOAs:

1. Beachtown (713-621-2929), fee is \$2,090 per year.
2. Positano Townhomes (281-947-8675), fee is \$5,132.25 per quarter. Includes building insurance, landscaping maintenance, pest control, mosquito misting, routine repairs and HOA manager.

Pool:

The swimming pool at the Town Center is made available to the residents of Beachtown for an annual fee.



Kristi Buehring
REAL ESTATE ADVISOR

M: 713.480.3042

kristi.buehring@compass.com

kristibuehring.com

TOTAL: 2233 sq. ft.
1st floor: 258 sq. ft. 2nd floor: 852 sq. ft. 3rd floor: 852 sq. ft. 4th floor: 271 sq. ft.
EXCLUDED AREAS: ROOM: 294 sq. ft. GARAGE: 475 sq. ft. PORCH: 246 sq. ft.
BALCONY: 339 sq. ft. LOW CEILING: 49 sq. ft. WALLS: 258 sq. ft.

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.

