

# The Sanctuary at Costa Grande

A spectacular new waterfront community located on the Texas Gulf Coast! Located on the unspoiled eastern coast of Texas, approximately 125 miles from Houston and approximately 160 miles from San Antonio and Austin, nestled in nature, is a wildlife sanctuary with a lush array of diverse plants and animals – on land and in water. Nowhere else in Texas will you find this rich and rare living experience. *Welcome to The Sanctuary at Costa Grande, a resort community offering spectacular water view and waterfront home sites.*

## The Sanctuary at Costa Grande: Property Overview

For the fortunate few, living at The Sanctuary at Costa Grande means a life away from the everyday routine. From the moment you turn onto the bridge and experience the neighborhood views from the entrance, you'll know you're in for a distinct stay. The entire location has been elevated to capture the best of The Sanctuary at any angle. Whether you walk, ride your bike, or boat through your surroundings, you'll be wrapped in amazing natural views in each direction. In the backdrop, you'll see the ocean and inspiring wetlands rare to Texas coast living. The views are unsurpassed, and the lifestyle even better. Discover the best kept secret on the Texas Gulf Coast.

## The Sanctuary at Costa Grande: Amenities

The Sanctuary at Costa Grande has an exciting and impressive amenity package to help you and your family enjoy all that the community has to offer:

- **Clubhouse with lagoon style pool**
- **Walking trails**
- **Mail center**
- **Pocket parks for adults and children**
- **Deep water marina with boat ramp and slips**
- **Basketball court**
- **Tennis courts**
- **Sandy beach**
- **Boat and RV storage**

Whether you're young or just young at heart, at The Sanctuary you'll discover a wealth of recreational opportunities that are beyond compare. With its magnificent clubhouse and spectacular pool to walking trails and a sandy beach, you'll find our amenities beckoning you to come out and play or just relax under the warm Texas sun.

## The Sanctuary at Costa Grande: Other Notes

- Home Owners Association initial fee is \$1995. This fee can adjust up or down, if approved, by no more than 20% per year.
- The minimum square footage of a home to be built is 2500 sq. ft.