



## About Troy Giles Realty & Management

5813 Padre Blvd.  
956-761-2040 (office phone)  
956-761-6080 (office fax)



TGRM has been selling real estate on South Padre Island since 1973. The office is staffed with professional Realtors® seven days a week. Email inquiries and phone calls are answered after office hours.

---

## Troy Giles Realty Marketing Strategies

Yard signs, in compliance with city ordinances and homeowners' association sign restrictions, will be placed prominently on your property. Even in this electronic age, Realtors® still receive a significant number of inquiries from yard signs.



## Flyers

2-sided color flyers displaying property description, photos, map, etc. are available to prospective buyers, agents from other real estate offices, property managers, members of homeowners' associations, condominium front desk staff, and open house attendees.

Offered by:

Office: 956.761.2040  
Mobile: 956.881.0127

**Troy Giles Realty**  
MANAGEMENT

1001 N. PADRE BLVD. SUITE 100  
SAN PABLO, TEXAS 78401  
www.troygilesrealty.com

### SAPPHIRE #107

**3 BEDROOM / 2.5 BATH CONDO**  
310-A PADRE BOULEVARD




Come home to your ultra modern, elegant island retreat! This 3-story townhouse-style building offers amazing ocean views and a luxurious interior. Exterior terraces and lanais on the spacious living rooms with 2-story ceilings and built-in bar. Entire 3rd floor is dedicated to the master suite with his/her walk-in, walk-through dressing, private bath, and balcony. Imagine spending the afternoon relaxing on your private hot tub on the patio, or catching some rays on the 2nd or 3rd floor balconies. Sapphire amenities include full service spa, gym, game room, theatre, 24-hr front desk & much more.

List Price: **\$875,000.00**

Listing Agents:  
Chisa Bask (956) 881-0127 [cbask@troygilesrealty.com](mailto:cbask@troygilesrealty.com)  
Troy Giles (956) 881-0240 [www.troygilesrealty.com](http://www.troygilesrealty.com)

For additional photos and virtual tour please visit [www.tgms.com](http://www.tgms.com)





Although this information is believed to be accurate, it can not be guaranteed. Prices and terms subject to change without notice.  
Principal Broker: Troy Giles  
License Number: 078863

### SAPPHIRE #107

**LEGAL DESCRIPTION:** UNIT 107 SAPPHIRE CONDOMINIUMS

**LOCATION:** 310-A Padre Boulevard, South Padre Island, Texas

**YEAR BUILT:** 2019

**TOTAL UNITS:** 230

**UNIT #:** 107

**TAXES:** 67-6226-0000-0107-00

**HOA FEE:** \$17,000.00

**BOA FEE:** \$12.00 / Month (Insurance Included)

**SHOWING INSTRUCTIONS:** Call Chisa (956) 881-0127  
Or Troy (956) 881-0240

**LIST PRICE:** \$875,000.00 (Estimated)

**LISTING AGENT:** Chisa Bask (956) 881-0127  
Troy Giles (956) 881-0240

**SOME ITEMS:**  
Furniture Package  
Furniture Package  
Furniture Package  
Furniture Package  
Furniture Package

**Owner's Special:**  
Sapphire Condominiums  
Club Pass  
Golf Pass & 4  
Sea View & 4










Although this information is believed to be accurate, it can not be guaranteed. Prices and terms subject to change without notice.  
Principal Broker: Troy Giles  
License Number: 078863

## Rental Properties

If your property is a vacation rental, a sign is placed inside to inform guests that the property is for sale. The sign contains QR codes to property details and agent contact information.

Welcome to South Padre Island!

We hope you are enjoying your stay at 6401 Fountain Way.  
This property is for sale.

If you are interested in owning your own  
slice of Island paradise, please give us a call.

scan for property  
info



**Troy Giles Realty**  
956.761.2040  
[www.tgreo.com](http://www.tgreo.com)

scan for  
agent contact info



## South Padre Island Area Real Estate Source

Published monthly, this free, full-color booklet is placed in distribution boxes located at local real estate companies, restaurants, shops, tourist destinations and other public areas. All listings are displayed on the office page, and four of my listings will be featured in my section, on a rotating basis.

**TROY GILES REALTY & MANAGEMENT**  
956.761.2040 TroyGilesRealty@gmail.com  
www.TGREAL.COM

**Check out our  
New State-of-the-Art Website**  
Aimed at providing the tools and resources to be successful whether buying or selling in the South Padre Island real estate market

TG@TGRealty.com

**PREMIER PROPERTIES**

**6508 BEACH DRIVE** One of the most exclusive homes in the most exclusive subdivision on the island, the view of Gulf from 4800' BA beachfront, wet bar, air tub, amazing views. \$2,850,000

**4811 BEACH DRIVE** Ocean 2800' BA with a view of the ocean, living kitchen & the way you want to live, every detail is perfect in this exclusive 1400 sq ft 4th floor subdivision. \$1,750,000

**5218 GULF BLVD** 4800' BA/200' beachfront luxury penthouse, private dock, exceptional view. \$1,195,000

**ISLA BELLA 1801** 4300' BA penthouse with private dock, 10,000 sq ft ocean beach and bay view, and a private elevator. \$1,100,000

**SAPPHIRE 107** Modern 3 story burlesque, private hot tub, 10 car garage, spa, game room, theater, SA floor concepts. \$975,000

**SAPPHIRE 108** Ultra modern, 3 story townhouse three bedrooms, luxurious living rooms, 2 story coffee & golf view. \$859,900

**LACUNA BAY 863** 1000 sq ft, 3 bedrooms, 3 bathrooms, panoramic bay & golf view, elegant finishing & finishes \$750,000

**129 VALENCIA BAYVIEW** Classic 2800' BA/200' oceanfront, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$725,000

**110 VELA DOCE** 4800' BA in Vela Doce 3 and 4, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$699,000

**UNIQUE OPPORTUNITIES**

**TRACER #1** 42' Ocean 8' front view, 100 sq ft, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$750,000

**1400 PADRE BLVD** Building 8, lot with long term tenants, 1000 sq ft, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$750,000

**9908 PADRE BLVD 7222** 20' ft, commercial building suitable for 200' of frontage directly on main road, ample parking. \$300,000

**CONDOMINIUMS**

**FLORENCE 8-401** Newly remodeled 2800' BA, corner condo, 2000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$525,000

**ISLA DEL SOL #2201** Rare 3800' BA beachfront unit, historically owned, fully furnished, ready for you to move in! \$527,500

**1001 and 301** penthouse unit. \$499,500

**SAPPHIRE 1009** 2800' BA condo with panoramic ocean view, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$475,000

**SAPPHIRE 130A** 2800' BA, 3 story, breathtaking views from 17th floor, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$457,500

**SAPPHIRE 1706** 2800' BA condo on the 17th floor, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$460,000

**SUMMIT 806** 2000' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$419,000

**SUNCHASE BEACHFRONT 4027** 2800' BA fully furnished 2nd floor condo is ready to go and has great rental potential. \$395,000

**MAINLAND PROPERTY**

**BRIDGEVIEW 04** EXTREMELY MOTIVATED SELLER 2800' BA spacious 2000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**4 PINNACLES** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**1417 HOLLIS SHORE** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**153 OLEANDER** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**PADRE VISTA 1452C** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**1202 POMFANO** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$375,000

**LOTS & LAND**

**132 E. CAMPECHE** Great GOLFside location! Walk approximately 275 yards and you're in the sand of beach. Access # 13, PENDING

**111 & 113 CAMPECHE** Close to the BEACH, BAR & Club, a 100' frontage, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$1,000,000

**4914 GULF BLVD** beachfront lot with great location surrounded by low density homes, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$325,000

**4503 LACUNA BLVD** 50' of bay, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**1403 LACUNA CIRCLE** 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**216 W. OLEANDER** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**227 OLEANDER** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**1809 PADRE BLVD** Commercial lot, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**2003 WATER STREET** Perfect lot for single family home, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**217 WATER STREET** Perfect lot for single family home, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

Selling South Padre Island Since 1975  
Although this website is intended to be accurate & updated by professional listing & 050404

**DINA RICH**  
CALL: (956) 551-0127  
DINA@TROYGILESREALTY.COM

**RENTAL POTENTIAL**

**5504 FOUNTAIN WAY** Professionally decorated 3-story townhome at Villas of South Padre. 4BD/3+BA, bright, open, living/dining area, SS appliances & custom tile. \$395,000

**4 BAY HILL DRIVE** Newer casita with upgraded kitchen, custom light fixtures, master features garden tub & shower, screened patio, 1-car garage, & hurricane windows & doors \$107,900

**ISLA DEL SOL #2201** Rare 38D/28A beachfront unit in quiet gated complex, tastefully decorated, fully furnished, ready for you to move in! Heated pool provides year-round fun.....\$327,500

**214 W. OLEANDER 48D/38A/2CG**, Entertainment family & friends in open concept living area, large bedrooms, sunny south facing balcony with partial bay view & back balcony overlooking heated pool.....\$419,000

**UPDATED KITCHEN!**

**LOTS & LAND**

**132 E. CAMPECHE** Great GOLFside location! Walk approximately 275 yards and you're in the sand of beach. Access # 13, PENDING

**111 & 113 CAMPECHE** Close to the BEACH, BAR & Club, a 100' frontage, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$1,000,000

**4914 GULF BLVD** beachfront lot with great location surrounded by low density homes, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$325,000

**4503 LACUNA BLVD** 50' of bay, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**1403 LACUNA CIRCLE** 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**216 W. OLEANDER** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**227 OLEANDER** 2800' BA, 2 story, 2 bedrooms, 2 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**1809 PADRE BLVD** Commercial lot, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**2003 WATER STREET** Perfect lot for single family home, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

**217 WATER STREET** Perfect lot for single family home, 1000 sq ft, 3 bedrooms, 3 bathrooms, 1000 sq ft, 3 bedrooms, 3 bathrooms. \$449,000

VISIT  
OUR  
OPEN  
HOUSE

OPEN  
HOUSE  
INFO

Open House  
122 East Constitution  
2 Bedrooms  
2 Bathrooms

PLEASE  
TAKE ONE

### Open Houses

Your property will be on the SPI Board of Realtors Tour shortly after going on the market. This will inform local realtors about your property, enabling them to find the perfect buyer for you.

Open houses for the public will be held shortly after going on the market, and periodically throughout the duration of the listing.

## Email Blasts

Several times a year, Troy Giles Realty sends out an email blast to our more than 10,000 subscribers. This email contains information about area attractions, local special events, open houses, and provides an opportunity to share featured properties with a wide audience.

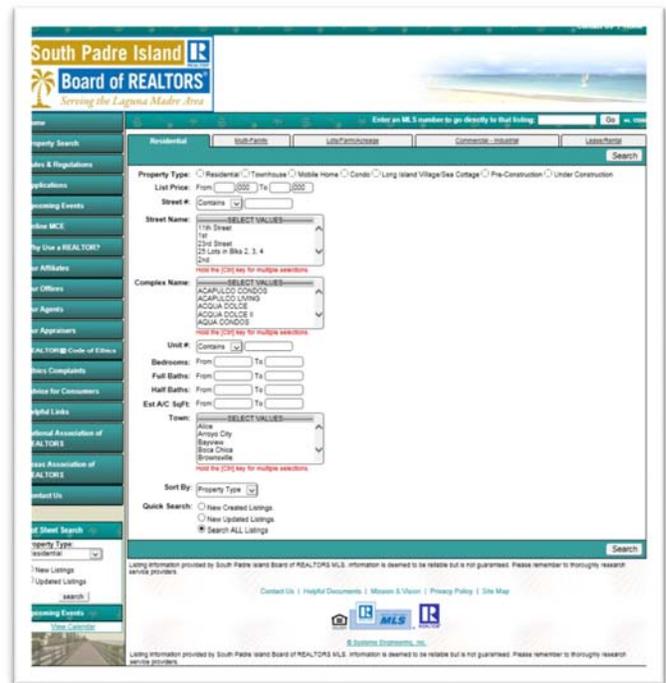


## Multiple Listing Services (MLS)

Your property will be placed on the South Padre Island Board of Realtors MLS.

A multiple listing service allows real estate brokers to share information on properties currently on the market with other local brokers. Sellers benefit by increased exposure to their property.

<http://www.usamls.net/lagunamadre/>



## Troy Giles Realty Website

The Troy Giles Realty & Management website contains detailed information, photos, video presentation/virtual tours of all of our listings.

<http://www.tgreo.com>



---

## Home Locator Websites

Troy Giles Realty & Management listings are also displayed on more than 70 home finder sites:



---

## My Business Website -

<http://www.southpadrerealestate.us/>

Home | Contact | Buying | Selling | My Listings | Get Connected | Meet Dina

### **Dina Rich, Realtor**

Troy Giles Realty & Management  
5813 Padre Blvd.  
South Padre Island, TX 78597  
956-551-0127 (cell)  
956-761-2040 (office)  
Dina@TroyGilesRealty.com



Dina Rich, Realtor - Troy Giles Realty & Management © 2013 | PRIVACY POLICY

## **Social Media - Facebook**

Your listing will be featured on my professional Facebook page and the Giles Realty Facebook page. Postings will contain new listing announcement, photo album, price changes, open houses, and other news related to your property. (No login is required to view.)



Troy

<http://www.facebook.com/spirealestate>

<http://www.facebook.com/troygilesrealty>

## **Social Media – YouTube**

A video tour of your property will be created. This video will contain photos, animations, background music, and a professional voice over. (No login is required to view.)



<http://www.youtube.com/spirealestate>

---

## **About Your Realtor®, Dina Rich**

Dina Rich has been an Island visitor since the 90s, and after a 29-year career in education and technology, decided to enjoy life as a South Padre Island resident. She purchased her first slice of Island paradise in 2004 and has been an owner of both rental and residential property.

Dina is honored to be a part of the Troy Giles Realty and Management team, knowing that she has the strength, knowledge, and experience of a company with more than 40 years in the SPI real estate business standing behind her.

A graduate of the Kaplan School of Real Estate, Dina is a member of the South Padre Island Board of Realtors, Texas Association of Realtors, and the National Association of Realtors. She has earned the designations of Resort and Second-Home Property Specialist (RSPS), Graduate, Realtor Institute (GRI), and Accredited Buyer Representative (ABR). She also holds a bachelor's degree and two master's degrees.

As former educator, Dina strives to ensure that her clients are informed of the latest market trends, enabling them to make wise buying/selling decisions. With her background as a technology specialist, she will create a strong online marketing presence for your property in order to reach that perfect buyer.