



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.



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 the homeowners' associations, condominium front desk staff, and open house attendees.

Offered By: Office: 956.761.2040
MRSID: 956.891.0127
Troy Giles Realty
MANAGEMENT
8615 PADRE BOULEVARD
NORTH PADRE ISLAND, TX 78463
www.TroyGilesRealty.com

SAPPHIRE #107

3 BEDROOM / 3.5 BATH CONDO
310-A PADRE BOULEVARD




Come home to your ultra modern, elegant island retreat! This 3-story townhouse-style triplex offers stunning ocean views and a luxurious retreat. Modern finishes and family on the spacious living room with 2-story ceilings and dual views. Rarely 2nd floor is dedicated to the master suite with his hers vanities, walk through shower, jetted tub, and balcony. Imagine spending the afternoon relaxing in your private hot tub on the patio, or watching some rays on the 2nd or 3rd floor balconies. Sapphire amenities include full service spa, gym, game room, theater, 24-hr front desk & much more.

List Price: **\$979,000.00**

Listing Agents:
Chika Bush (956) 551-0127 chika@troygilesrealty.com
Troy Giles (956) 551-2040 troy@troygilesrealty.com

For additional photos and virtual tour please visit www.tgcreo.com





Although this information is believed to be accurate, it can not be guaranteed. Price and terms subject to change without notice.
Principal Broker: Troy Giles
License Number: 019887

SAPPHIRE #107

LEGAL DESCRIPTION: UNIT 107 SAPPHIRE CONDOMINIUMS
LOCATION: 310-A Padre Boulevard, South Padre Island, Texas
YEAR BUILT: 2009
TOTAL UNITS: 250
UNIT AREA: 2,438
TAX INFORMATION: 07-8225-0000-0107-00
TAXES: \$17,000.00
HOA FEES: \$1,010.00 Monthly (Insurance Included)
SHOWING INSTRUCTIONS: Call Chika, (956) 551-0127
Or Troy (956) 551-2040
LIST PRICE: **\$979,000.00 Unfurnished**
LISTING AGENT: Chika Bush, (956) 551-0127
Troy Giles, (956) 551-2040









Sapphire #107 Condominium



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Rental Properties

If a property is a vacation rental, a sign is placed inside to inform guests that the property is for sale. The sign contains a QR code 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



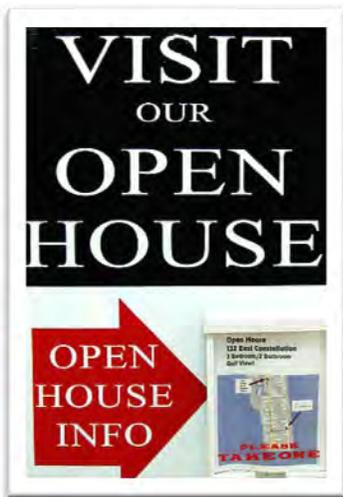
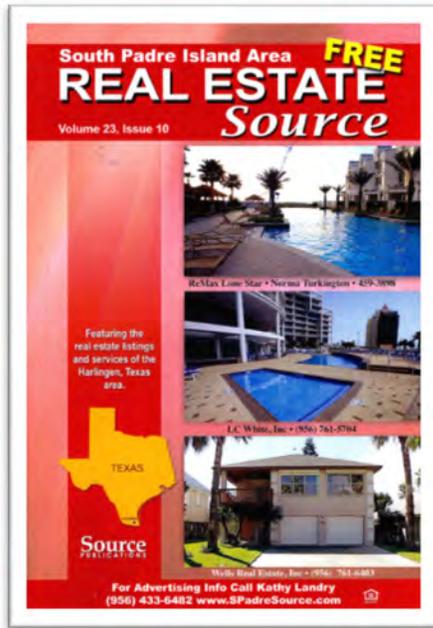
scan for
agent contact info



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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.



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.

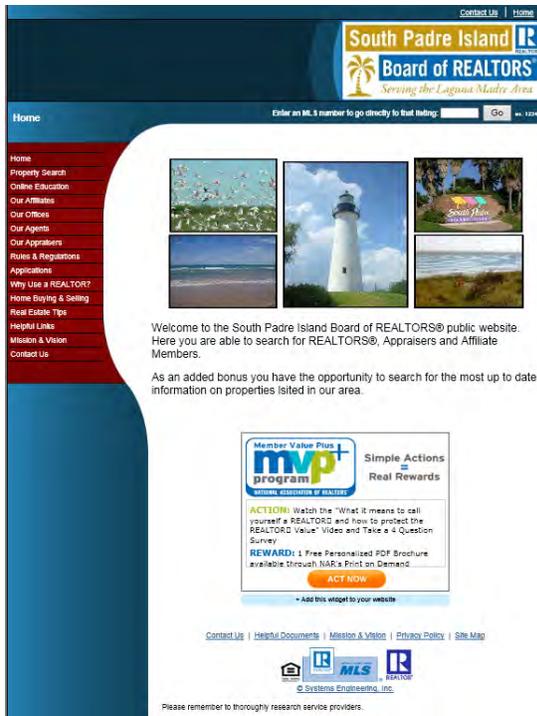
Open houses for the public will be held shortly after going on the market, and periodically throughout the duration of the listing.



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>



Multiple Listing Services (MLS)

Your property will be placed on the South Padre Island Board of Realtors MLS, and the Rio Grande Valley Shared 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 & Management listings are also displayed on the following sites:

Realtor.com	
Trulia	
Zillow	
Yahoo! Homes	
HomeFinder	
HGTV FrontDoor	
Homes.com	

Websites and Social Media

Your property will appear on:

my business website:

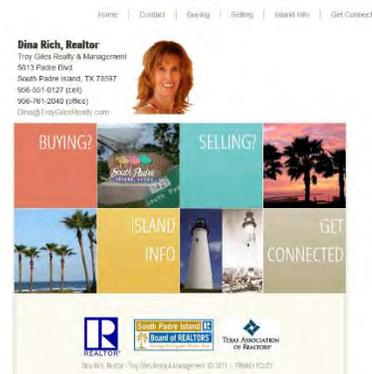
<http://www.southpadrerealestate.us/>

my professional Facebook page:

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

my professional YouTube channel:

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





About Your Realtor, Dina Rich

Dina Rich has been an Island visitor since the 90s, and now, after a 29-year career in education and technology, is enjoying 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 also holds degrees in music, education, and library science.

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.