



PORT ARANSAS

THE HEART OF THE TEXAS COAST

Filled with a rich history of discovery, fishing, and vacationing, Port Aransas draws friends and family from across the state and country to experience life on the Third Coast.

With miles of protected dunes and uninterrupted shoreline, Port A continues to be one of Texas' most attractive beach destinations. With a charming downtown and a wide range of outdoor fun – from fishing, sailing and surfing, to biking and kayaking - there's something for everyone.

Port Aransas is one of the oldest ports in the country, and history buffs will find wonderful museums alongside established art galleries and landmark restaurants. Slow down, pick your spot, and think about all of the things you'll do tomorrow in this gem of the Coastal Bend that we call Port Aransas.





SUNFLOWER BEACH

LUXURY BEACH COMMUNITY

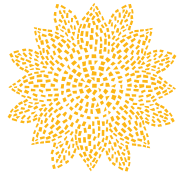
Nestled among 50 acres of protected dunes, Sunflower Beach overlooks some of Texas' most pristine beachfront along Mustang Island.

The design of Sunflower Beach embraces the New Urbanism principles of walkability, quiet lanes, open green spaces, striking architecture, and creating meaningful opportunities for social interactions.

At the heart of the community lies a resort-style Beach Club, outfitted with both a family and adults-only pool, bar and grill, an open-air pavilion for special events, and private cabanas. Across the way is a lush and rolling lawn, perfect for a cozy picnic or an impromptu family game of ball. Sprinkled throughout the community you will find several naturalized parks and play areas. With inspiring views of the Gulf and dune preserves, Sunflower Beach is an enriching setting for any vacation home.

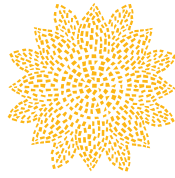
With a focus on progressive architecture and style, Sunflower Beach offers a beach community that is understated in its elegance, making luxury fun and approachable for everyone in the family.





COASTAL LOCATION





COMMUNITY SITE MAP





THE BEACH CLUB



POOL & DINING PAVILION FEATURES

- Resort-style family pool with shallow beach entry
- Architecturally-inspired poolside cabanas
- Separate adult pool with shaded lounge areas & cascading fountain wall
- Turtle's Poolside Bar & Grill
- Shaded kids lounge with games & playful decor



TURTLE'S
POOLSIDE GRILL





PRIVATE DUNE WALKOVER



CONCIERGE SERVICES



BIKE RENTALS



GOLF CART RENTALS



VALET CHAIRS & UMBRELLAS

THE ROW

DESIGNED BY MICHAEL G. IMBER ARCHITECTS



Sunflower Beach is honored to include Michael G. Imber as a community architect. Imber was named “Master of the House” by Southern Accents Magazine and was the designer of the 2009 “Idea House” for Coastal Living Magazine, as well as the 2011 “Idea House” for Southern Living Magazine.

Michael G. Imber’s homes throughout the Texas coast and Florida’s 30-A have been featured in publications such as Elle Decor, Coastal Living, Texas Architect, Western Interiors, Southern Accents, & Period Homes.

THE ROW

FAMILY VILLA FEATURES



Built-in foyer mudroom

Ground-floor utility & storage

Outdoor terraces off living,
dining & bedrooms

Top Floor Wet Bar &
Adjacent Rooftop Deck

The images shown herein are for illustrative purposes only and do not constitute an agreement or commitment on the part of developer to make available all of the depicted features. Changes may be made in the floorplans, building, methods, square footages or designs used in the project and condominium units that are not reflected in the information, sales center or model units provided or presented to a prospective purchaser. The materials, designs, square footages, features and amenities depicted by artistic or computer renderings are subject to change and no guarantee is made that the project or the condominium units or common elements will be of the same size or nature as depicted or described. ~~~~~

THE ROW

FAMILY VILLA FEATURES



Private outdoor shower

10' ceilings at living
& bedroom levels

Wooden accents throughout

Luxury Beach Vernacular
fixtures & finishes

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KITCHEN & DINING



Pfister
Stellen Single Handle Faucet
Stainless Steel



Serena & Lily
Santa Barbara Pendant
Natural
(Kitchen Island)



Signature Hardware
Reinhard Farmhouse Single Basin Sink
White



Allison Cabinet Pull
Polished Nickel

PRIMARY BATH



Hudson Valley Lighting Group
Cecily Wall Sconce
Polished Nickel



American Standard
Delancey Dual Function Tub
& Shower Faucet Trim Kit
Polished Nickel



American Standard
Delancey Widespread Bath Faucet
Polished Nickel



Kohler
Caxton Undermount Sink
White



American Standard
Delancey Bath Accessories
Polished Nickel

GUEST BATH



American Standard
*Delancey Widespread
Bathroom Faucet
Polished Nickel*



Shades of Light
*Chic Simplicity Glass Vanity Light
Silver*



Kohler
*Caxton Undermount Sink
White*



American Standard
*Delancey Dual Function Tub
& Shower Faucet Trim Kit
Polished Nickel*

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POWDER



Shades of Light
*Olive Leaf Semi-Flush
Ceiling Light
Antique Silver*



Delta
*Cassidy Single Hole Bath Faucet
Brilliance Polished Nickel*



Kohler
*Artist Editions Derring
Design Sink
Bluestone Rutile*



Pfister
*Deckard Bath Accessories
Matte Black*

UTILITY



*Reyna Flush Mount
Ceiling Light
Wicker & Jute*



*Pfister
Single Hole Pull-Down
Bar Faucet
Polished Chrome*



*Signature Hardware
Sitka Undermount Prep Sink
Stainless Steel*

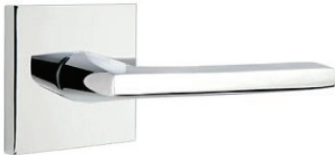
FOYER



*Rejuvenation
Astor Led FLush Mount Light
Polished Nickel*



LIVING



Emtek
Helios Door Leverset
Polished Chrome



Minka Aire
65" Ceiling Fan
Brushed Nickel



Serena & Lily
Headlands Pendant
Natural Rattan
(Stair Pendant)

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ROOFTOP BAR



Pfister
*Single Hole Pull-Down
Bar Faucet
polished Chrome*



Signature Hardware
*Sitka Undermount Prep Sink
Stainless Steel*



*Allison Cabinet Pull
Polished Nickel*

EXTERIOR



Primo Lanterns
*Acadian Exterior Sconce
Copper*

KITCHEN



KitchenAid
Under Cabinet Range Hood
Stainless Steel



KitchenAid
Built-In Dishwasher
Stainless



KitchenAid
French Door Refrigerator
Panel Ready



KitchenAid
Gas Range
Stainless

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ROOFTOP BAR



EdgeStar
24" Beverage Cooler
Stainless Steel

LIVING



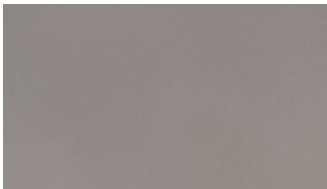
KITCHEN



Cabinet

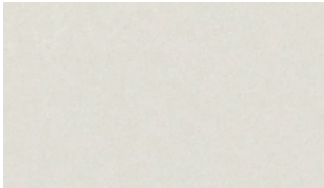


Backsplash



Counter

PRIMARY BATH



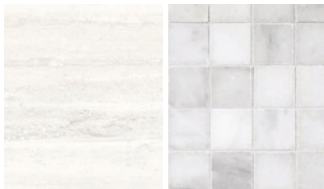
Counter



Shower Wall



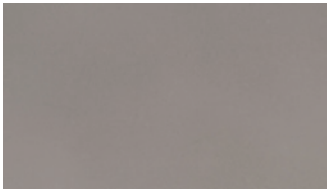
Cabinet



Main & Shower Floor

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GUEST BATH 1



Counter



Tub Wall

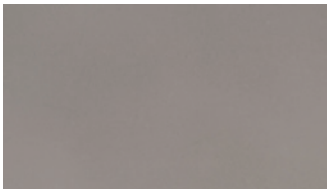


Cabinet



Floor

GUEST BATH 2



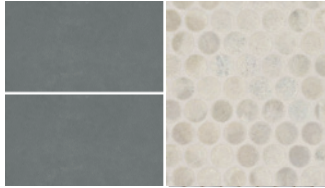
Counter



Shower Wall



Cabinet

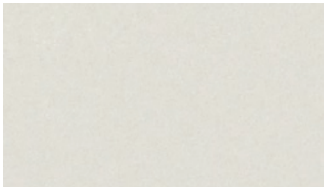


Main & Shower Floor

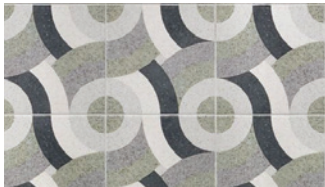
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ROOFTOP BAR



Counter

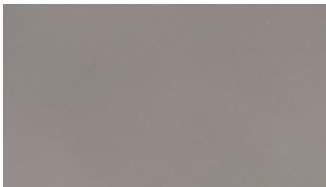


Backsplash



Cabinet

UTILITY & MUDROOM



Counter



Backsplash



Cabinet



Floor Tile

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GUEST BED 1 BUNK ROOM

\$7,106.63



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GUEST BED 2 SHIPLAP WALL

\$2,574.23



PRIMARY BEDROOM CEILING FEATURE

\$4,152.54

