

SUNSET COVE

Nestled on 157 acres in Galveston Island's West End, Sunset Cove, the vision of Ross Novelli and development partner, Sunbird Development, is an exclusive master-planned, gated community in one of the island's last remaining scenic west bay coves.

From its meticulously planned infrastructure, full underground utilities, lushly landscaped gated entrance, the 30' wide concrete curbed streets with storm sewers, and oversized lots, to the extra deep 12' to 16' concrete bulkheads and the freshwater pond and estuaries, every feature of the property is designed to contribute to a community that exudes stability, luxury and comfort. In addition, a well-structured set of community restrictions ensures that the high standards by which the community was planned will be maintained for years into the future.



From the moment you enter the gates of Sunset Cove, you will notice the emphasis placed on the natural ecology of the coastal environment. Views include both West Bay and the Gulf of Mexico and amenities are numerous. Large dunes border the entrance to the property to create a feeling of privacy for residents. Just inside

the dunes, a freshwater swale pond area is bordered by a greenbelt. Near the entrance, a community park reserve of more than 4 acres includes a large freshwater pond, trees, and a pool and tennis court. Other common area amenities include pool house, open air pavilion, and boat ramp.

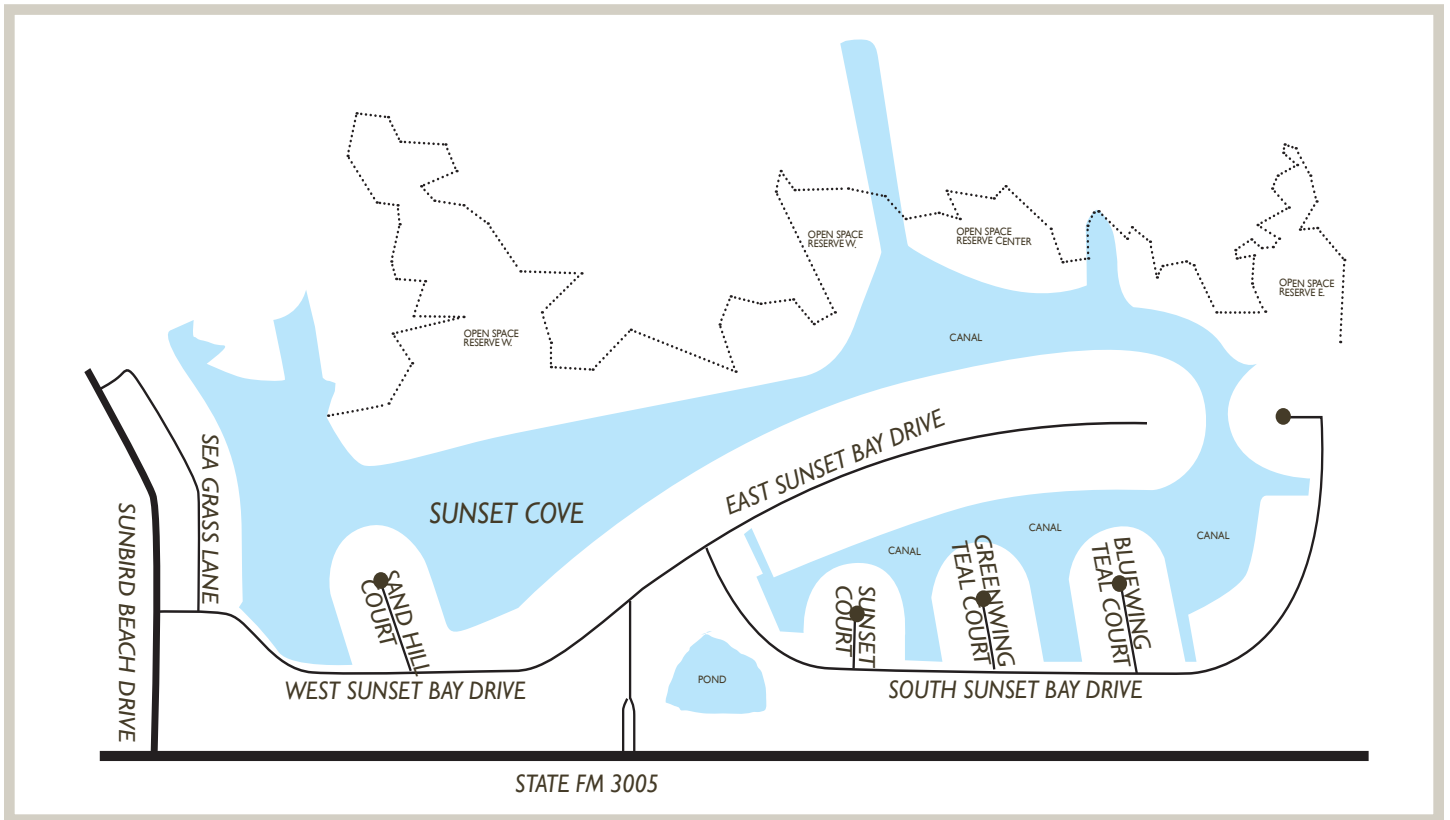
For residents who enjoy walking or birding, three community parks and walking nature trails meandering throughout its coastal nature preserve and offer plenty of opportunity to enjoy the natural ecology or spectacular sunsets of Galveston Island. It's the perfect spot to observe herons, cranes, and a myriad of shore and migrating birds that make Galveston one of the birding capitals of Texas.



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