

**569095 Public Report - Land Agricultural - Active****\$1,730,000**

**Address:** XXX Black Creek Boulevard, Freeport, FL 32439 **Lot Dimensions:** acreage  
**County:** Walton **Acreage:** 142.38  
**Area:** 20 - Freeport **Waterfront Feet:**  
**Sub Area:** 2011 - Black Creek Road East/Mitchell **Beach Frontage:**  
**Project Name/Subdivision:** **Lot Access:**  
**Parcel ID:** 32-1S-18-14000-002-0000 **Zoning:** See Remarks  
**Elementary School:** Freeport **Mineral Rights:**  
**Middle School:** Freeport  
**High School:** Freeport



**Directions:** From the 331 Bridge, Take 331 North to Black Creek Blvd on your left. Once you pass the "Y" the property is about 2/10ths of a mile on the left before you cross over the River  
**Legal Description:** Metes and Bounds

**Remarks:** REO-This large acreage is close to Black Creek, Choctawhatchee Bay, and not far from the Choctawhatchee River as well. The property is located on Black Creek Blvd, which is used as a main route of transportation to and from the new International Airport, and much of the parcels surrounding this one are part of State or private nature preserves, making this an attractive residential development parcel. The property is zoned rural village, which gives it 2 units per acre. The parcel consists of these three parcel ID numbers 291S18140000040030, 321S18140000020000, 301S1140000100020

**Waterfront:** **Waterview:** **Utilities:** Electric; Gas - Natural  
**Lot Features:** **Project Facilities:**

<b>Land Lease P/Year:</b>	No	<b>Rent/Mo:</b>	<b>Is Subject Leased:</b> No
<b>Assessment Fees:</b>		<b>Lease Expiration Dt:</b>	<b>Assumable Mtg Typ:</b>
<b>Assessment Amount:</b>		<b>Existing Leases:</b>	<b>Financing:</b>
<b>Assessment Paid:</b>			<b>Last Taxes:</b>
<b>New Buyer Fee Amt:</b>			<b>Last Tax Year:</b>
<b>New Buyer Fee Paid:</b>			
<b>Fees Include:</b>			

**Listing Office:** Livin Right Real Estate Llc ELIV **Agent Ph:** **Sale Type:** Real Estate Owned  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**List Price:** \$1,730,000**Mortgage Type:**

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**727142 Public Report - Residential Detached Single Family - Active**

**\$1,750,000**

**Address:** 781 BAYOU Drive, Destin, FL 32541  
**County:** Okaloosa  
**Area:** 14 - Destin  
**Sub Area:** 1403 - West Destin  
**Project Name/Subdivision:** JOES BAYOU 1ST ADDN  
**Zoning:** Resid Single Family  
**Parcel ID:** 00-2S-22-1320-0008-0000  
**Elementary School:** Destin  
**Middle School:** Destin  
**High School:** Fort Walton Beach  
**Apx SqFt(Htd/Cooled):** 4,163  
**Price/SqFt:** \$420.37

**Bedrooms:** 5  
**Total Baths:** 6  
**Full Baths:** 5  
**Half Baths:** 1  
**Design:** Craftsman Style  
**# Stories:** 1  
**Year Built:** 2007  
**Immediate Occupancy:** Yes  
**Construction Status:** Construction Complete  
**SqFt Source:** Appraiser  
**Pool:** Yes  
**Pool Type:** Private



**Directions:** Turn north onto Main St from Hwy 98 in Destin near Target. Follow Main St until you can take a left onto Bayou Dr.  
**Legal Description:** 1ST JOES BAYOU DESTIN, LOT 8

**Remarks:** REO-A rare opportunity to live on a large estate situated high atop a bluff in the heart of Destin with deep water slips and views of the bayou and the bay beyond. Follow the long, winding, tree lined driveway to this hidden craftsman style mansion and carriage house. The main house has three bedrooms and a large office that could be a fourth as well as a large den/media room and an open floor plan for the living, dining, and kitchen area. The carriage house has a complete one bedroom apartment with a full kitchen. However, the beauty is out back on the enormous back patio with a pool and covered entertainment area that has its own full bath and set up for 8 separate tv's. The dock is shared with the neighbor for deeper water. A boater and entertainer's dream. Occupied view by Appointment Only.

**Garage Spaces:** 2  
**Driveway Spaces:**  
**Lot Features:** Bulkhead/Seawall  
**Lot/Parcel Access:** City Road  
**Parking Features:** Boat; Detached; Garage Detached; Oversized

**Waterfront Feet:** 100  
**Waterfront:** Bay; Bayou; Waterfront Feet: 100  
**Waterview:** Bay; Bayou  
**Lot Dimensions:** 100X420

**Acreage:** 1.07  
**Beach Frontage:**  
**Farm Info:**

Room Name	Lvl	Dimnsns	Construction/Siding:
Foyer	1	10X6	Frame; Roof Composite Shngl; Siding Brick Some; Siding CmntFbrHrdBrd; Slab
Great Room	1	30X16	Project Facilities: Beach; Boat Launch; Dock; Fishing; Pool; Waterfront
Kitchen	1	14X13	Exterior: Boat Slip; Cabana; Dock; Fenced Lot-Part; Guest Quarters; Lawn Pump; Pool - In-Ground
Dining Area	1	14X16	Interior: Breakfast Bar; Ceiling Crwn Molding; Ceiling Raised; Floor Hardwood; Floor Tile; Floor WW Carpet; Furnished - None; Lighting Recessed; Pull Down Stairs; Shelving; Split Bedroom; Upgraded Media Wing; Washer/Dryer Hookup; Window Treatmnt Some; Woodwork Painted
Family Room	1	22X19	Appliances: Auto Garage Door Opn; Cooktop; Dishwasher; Disposal; Jennaire Type; Oven Double; Range Hood; Refrigerator W/IceMk; Security System; Smoke Detector; Smooth Stovetop Rnge; Stove/Oven Electric
Bedroom - Master	1	18X13	Utilities: Electric; Gas - Natural; Phone; Public Sewer; Public Water; TV Cable
Bedroom - Additional	1	13X13	Existing Leases: Negotiable
Bedroom - Additional	1	14X11	Mstr Bdrm/Mstr Bath: MBath Double Vanity; MBath Shower Only; MBath Tile; MBath Walk-In Closet; MBed First Floor; MBed Walk-in Closet; MBed Waterfront
Laundry Room	1	14X7	Energy: AC - 2 or More; AC - Central Elect; Ceiling Fans; Heat - Two or More; Heat High Efficiency
Garage	1	38X26	
Separate Apartment	2	31X26	

**Assessment Amount:**  
**Fees Include:**  
**New Buyer Fee Amt:**

**Homestead:** No  
**Land Lease P/Year:**  
**Assessment Fees:** No  
**Last Taxes:** 10,221.33  
**Last Tax Year:** 2014

**Rent/Mo:** 0  
**Lease Expiration Dt:** 01/31/2016  
**Is Subject Leased:** Yes  
**Assumable Mtg Typ:**  
**Financing:** Owner; Other

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**Agent Ph:**  
**Sale Type:** Accept Backup Offers; Real Estate Owned

**List Price:** \$1,750,000  
**Days On Market:** 1024  
**Cumulative DOM:** 2492  
**Mortgage Type:**

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**577009 Public Report - Commercial for Sale Professional/Office - Active****\$1,799,000**

**Property Name:** KELLY AND MAIN EXECUTIVE OFFIC  
**Address:** 13 Kelly Avenue, Fort Walton Beach, FL 32548  
**County:** Okaloosa  
**Area:** 12 - Fort Walton Beach  
**Sub Area:** 1202 - East Fort Walton Beach  
**Parcel ID:** 12-2S-24-0460-0021-0090

**Property Type:**  
**List Price Sqft:**  
**Year Built:** 1974  
**Building SqFt:** 9,360  
**Construction Status:** Existing



**Directions:** From Hwy 98 head North on Beal Street and turn right on Kelly Ave, the property is the second building on the right. It is near the Kmart.

**Legal Description:** CINCO BAYOU LOTS 9 & 10 BLK 21

**Remarks:** REO-Large soon to be income producing commercial building. 10yr Lease with 10yr option signed summer 2016. Tenant moves in December 1, 2017. Gross lease at \$24/ft.

**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b> No	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b>	<b>Immediate Occupancy:</b> Yes	<b># of Units:</b> 6	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b>	<b>Future Land Use:</b>	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b>	<b>Waterfront:</b>	<b>Vacancy Rate:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b>		<b>Vacancy Rate:</b>	<b># Dock High Doors:</b>
		<b>Vacancy Rate:</b>	
		<b># of Floors:</b>	
		<b>Sprinklers?:</b>	

<b>Scheduled Income:</b>	<b>Cash Flow:</b>	<b>Expenses/Unit:</b>
<b>Actual Gross Income:</b>	<b>Cap Rate:</b>	<b>Expenses/SqFt:</b>
<b>Expenses:</b>	<b>Actual Gross Income:</b>	
<b>Net Operating Income:</b>	<b>CAM:</b>	
	<b>CAM Per:</b>	

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:** Livin Right Real Estate Llc  
**As Is:** Yes

**Agent Ph:**                      **Sale Type:** Real Estate Owned

**List Price:** \$1,799,000

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**606091 Public Report - Land Vacant Land - Pending****\$1,439,000**

**Address:** 1616 INDIAN WOMAN Road, Santa Rosa Beach, FL 32459  
**County:** Walton  
**Area:** 16 - North Santa Rosa Beach  
**Sub Area:** 1605 - Live Oak Pt and Old Town of Santa Rosa  
**Project Name/Subdivision:** PARADISE POINTE SUBDIVISION  
**Parcel ID:** 14-2S-20-33150-000-0380  
**Elementary School:** Bay  
**Middle School:** Bay  
**High School:** South Walton

**Lot Dimensions:** IRREGULAR  
**Acreage:** 23  
**Waterfront Feet:** 430  
**Beach Frontage:**  
**Lot Access:** Easement  
**Zoning:** Resid Single Family  
**Mineral Rights:**



**Directions:** Turn North on County Highway 393. Turn right at the stop sign with Chat Holly, turn left onto Indian Woman Road. Indian Woman road curves sharp to the left at the end the property begins with a white  
**Legal Description:** 14-2S-20-33150-000-0380 Sec 14 TWN 2S RNG 20 Lot 38 or 1422-323 Less & Exc comm SE/C of Lot 39. 14-2S-20-33150-000-390 Sec 14 TWN 2S RNG 20 The W 132FT of the E 264FT of Lot 39. 14-2S-20-33150-000-0590 Sec 14 TWN 2S RNG 20 Lot 59 Santa Rosa Plantation.

**Remarks:** REO-Previously approved for a 49 lot waterfront subdivision in Santa Rosa Beach, this property has lots of development potential or could, instead, be a large waterfront estate. The property has lots of large old growth magnolias, pines, and graceful live oak trees, and the length of it runs from Hwy 393 to the Bay with adjoining parcels also giving it access to Indian Woman Rd. This property can be broken up in multiple ways and seller would entertain breaking it into 3 large estate lots as well for a buyer looking to have more privacy. There is financing available for qualified borrowers. Broker is an employee of seller.

**Waterfront:** Bay; Waterfront Feet: 430    **Waterview:**    **Utilities:** Electric  
**Lot Features:**    **Project Facilities:**

**Land Lease P/Year:**    **Rent/Mo:**    **Is Subject Leased:** No  
**Assessment Fees:**    No    **Lease Expiration Dt:**    **Assumable Mtg Typ:**  
**Assessment Amount:**    **Existing Leases:**    **Financing:**  
**Assessment Paid:**    **Last Taxes:**  
**New Buyer Fee Amt:**    **Last Tax Year:**  
**New Buyer Fee Paid:**  
**Fees Include:**

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:** 1st City Commercial Real Estate  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**Agent Ph:**    **Sale Type:** Real Estate Owned

**List Price:** \$1,439,000

**Mortgage Type:**

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**571054 Public Report - Residential Detached Single Family - Active****\$1,250,000**

**Address:** 8057 Gulf Boulevard, Navarre, FL 32566  
**County:** Santa Rosa  
**Area:** 11 - Navarre/Gulf Breeze  
**Sub Area:** 1101 - Navarre Beach  
**Project Name/Subdivision:** NAVARRE BEACH RESIDENTIAL  
**Zoning:** Resid Single Family  
**Parcel ID:** 28-2S-26-9180-00200-0070  
**Elementary School:** Holley-Navarre  
**Middle School:** Holley-Navarre  
**High School:** Navarre  
**Apx SqFt(Htd/Cooled):** 1,716  
**Price/SqFt:** \$728.44

**Bedrooms:** 3  
**Total Baths:** 3  
**Full Baths:** 3  
**Half Baths:** 0  
**Design:** Beach House  
**# Stories:** 1  
**Year Built:** 1997  
**Immediate Occupancy:** Yes  
**Construction Status:** Construction Complete  
**SqFt Source:** Appraiser  
**Pool:** No  
**Pool Type:** None



**Directions:** From the Navarre bridge, turn right onto Gulf Blvd. Continue beyond all the condos and the house will be on the left.  
**Legal Description:** Navarre Beach RES SEC 1 Lot 7 Blk 2 as des in or 3023 pg 1368

**Remarks:** This is an REO. BANK FINANCING AVAILABLE. This is one of the most affordable and pleasant Gulf Front homes on the market and is the quintessential site for the laid back Florida lifestyle. The house is laid out all in one level with parking and addition space underneath. The home features a very open floor plan with a long living room/dining area/kitchen along the Gulf side. Each bedroom has its own bathroom and opens up to the main area as well as having its own waterview of the intracoastal waterway. This is an opportunity to own a private piece of paradise on one of the not over-commercialized portions of the coast along with 100ft of Gulf front and no HOA!

**Garage Spaces:**                      **Waterfront Feet:** 100  
**Driveway Spaces:**                **Waterfront:** Gulf; Waterfront Feet: 100                      **Acreage:** 0.3                      **Beach Frontage:**  
**Lot Features:**                      **Waterview:** Gulf; Intercoastal Waterwy; Sound                      **Farm Info:**  
**Lot/Parcel Access:**                **Lot Dimensions:** 100X130

Room Name	Lvl	Dimnsns	Construction/Siding:
Bedroom - Master	2	14x16	<b>Project Facilities:</b>
Kitchen	2	9x12	<b>Exterior:</b>
Bedroom - Additional	2	14x14	<b>Interior:</b>
Bedroom - Additional	2	14x12	<b>Appliances:</b>
Laundry Room	2	4x9	<b>Utilities:</b> Community Sewer; Community Water; Electric
Living Room	2	16x21	<b>Existing Leases:</b>
			<b>Mstr Bdrm/Mstr Bath:</b>
			<b>Energy:</b> AC - Central Elect

<b>Assessment Amount:</b>	<b>Homestead:</b> No	<b>Rent/Mo:</b>
<b>Fees Include:</b>	<b>Land Lease P/Year:</b>	<b>Lease Expiration Dt:</b>
<b>New Buyer Fee Amt:</b>	<b>Assessment Fees:</b> No	<b>Is Subject Leased:</b> No
	<b>Last Taxes:</b>	<b>Assumable Mtg Typ:</b>
	<b>Last Tax Year:</b>	<b>Financing:</b>

**Listing Office:** Livin Right Real Estate Llc ELIV                      **Agent Ph:**                      **Sale Type:** Real Estate Owned  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**List Price:** \$1,250,000                      **Days On Market:** 2186  
**Cumulative DOM:** 2400  
**Mortgage Type:**

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**571967 Public Report - Land Vacant Land - Active****\$950,000**

**Address:** LOT 17 Mack Bayou Road, Santa Rosa Beach, FL 32550  
**County:** Walton  
**Area:** 16 - North Santa Rosa Beach  
**Sub Area:** 1601 - Mack Bayou  
**Project Name/Subdivision:** NO RECORDED SUBDIVISION  
**Parcel ID:** 24-2S-21-42270-000-0170  
**Elementary School:** Van R Butler  
**Middle School:** Emerald Coast  
**High School:** South Walton

**Lot Dimensions:** 152X1234  
**Acreage:** 3.1  
**Waterfront Feet:** 250  
**Beach Frontage:**  
**Lot Access:**  
**Zoning:** Resid Multi-Family  
**Mineral Rights:**



**Directions:** From Sandestin continue East on Hwy 98 until the light past Grand Boulevard, which is Mack Bayou Rd. Turn left. The property is on the right shortly past the East Mack Bayou Rd. The second portion of  
**Legal Description:** N 152.61 FT OF LOT 17 SRP OR 2649-2883

**Remarks:** BANK FINANCING AVAILABLE. DEVELOPER OPPORTUNITY. This site was originally zoned for townhouses, and the owner retains all of the site drawings and plans for the development. The parcel is waterfront on the West side of Mack Bayou, and the parcel to the North is owned by the State of Florida for conservation purposes. This is an excellent multi-family parcel near the Sacred Heart Hospital with permanent peace and serenity surrounding it. Broker is an employee of the seller.

**Waterfront:** Bayou; Waterfront Feet: 250 **Waterview:** **Utilities:** Community Sewer; Community Water; Electric; Gas Available  
**Lot Features:** **Project Facilities:**

**Land Lease P/Year:** **Rent/Mo:** **Is Subject Leased:** No  
**Assessment Fees:** No **Lease Expiration Dt:** **Assumable Mtg Typ:**  
**Assessment Amount:** **Existing Leases:** **Financing:**  
**Assessment Paid:** **Last Taxes:**  
**New Buyer Fee Amt:** **Last Tax Year:**  
**New Buyer Fee Paid:**  
**Fees Include:**

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:** 1st City Commercial Real Estate  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**Agent Ph:** **Sale Type:** Real Estate Owned

**List Price:** \$950,000

**Mortgage Type:**

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**723831 Public Report - Land Vacant Land - Active****\$975,000**

**Address:** 6001 FIORI Drive, Crestview, FL 32539 **Lot Dimensions:** Varies  
**County:** Okaloosa **Acreage:** 0.66  
**Area:** 25 - Crestview Area **Waterfront Feet:**  
**Sub Area:** 2504 - Crestview Northeast **Beach Frontage:**  
**Project Name/Subdivision:** CAMELLIA COVE **Lot Access:** County Road; Private Road  
**Parcel ID:** 36-4N-23-1000-000D-0010 **Zoning:** Resid Single Family  
**Elementary School:** Walker **Mineral Rights:** Yes  
**Middle School:** Davidson  
**High School:** Crestview



**Directions:** North on Hwy85. Right on Airport Rd. Go approximately 4 miles and turn Right on Randy Dr. Turn Left on Fiori and home will be on left

**Legal Description:** multiple lot listing

**Remarks:** REO-Currently 23 Lots in prime subdivision with large 1/2 acre lots. Lot and Spec Financing available. Looking for builders.

**Waterfront:** **Waterview:** **Utilities:** Electric; Public Water  
**Lot Features:** Corner; Covenants; Cul-De-Sac; Curb & Gutter; Easements **Project Facilities:**

<b>Land Lease P/Year:</b>		<b>Rent/Mo:</b>		<b>Is Subject Leased:</b> No
<b>Assessment Fees:</b>	Yes	<b>Lease Expiration Dt:</b>		<b>Assumable Mtg Typ:</b>
<b>Assessment Amount:</b>	350	<b>Existing Leases:</b>		<b>Financing:</b>
<b>Assessment Paid:</b>	Annually			<b>Last Taxes:</b> 436.55
<b>New Buyer Fee Amt:</b>				<b>Last Tax Year:</b> 2014
<b>New Buyer Fee Paid:</b>				
<b>Fees Include:</b>				

**Listing Office:** Livin Right Real Estate Llc ELIV

**Agent Ph:**

**Sale Type:** Real Estate Owned

**Co-listing Office:**

**As Is:** Yes

**Brokerage Interest:** No Interest

**List Price:** \$975,000

**Mortgage Type:**

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**569084 Public Report - Commercial for Sale Land - Active****\$499,000**

**Property Name:**  
**Address:** 8041&8043 Davis Hwy, City of Pensacola, FL 32514  
**County:** Escambia  
**Area:** 08 - Pensacola  
**Sub Area:** 0805 - University Mall West  
**Parcel ID:** 18-1S-30-4111-001-002

**Property Type:** Commercial  
**List Price Sqft:**  
**Construction Status:** N/A



**Directions:** Take North Davis Hwy North of I-10 and the Parcel is on the left about 1/2 mile.  
**Legal Description:** two parcels

**Remarks:** REO-This is actually two adjoining parcels 8000 & 8041 that make almost one acre on North Davis Highway inbetween the West Florida University Hospital and I-10. This was originally intended to be a car wash, and the plans and engineering for that are still available. However, this parcel may be a good spot for a fast food restaurant or gas station as well.

**Description:**

<b>Lot Dimensions:</b> 145x250 apprx	<b>Vacant:</b> Yes	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b>	<b>Immediate Occupancy:</b> Yes	<b># of Units:</b>	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b>	<b>Future Land Use:</b>	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b>	<b>Waterfront:</b>	<b># of Units:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b>		<b>Vacancy Rate:</b>	<b># Dock High Doors:</b>
		<b>Vacancy Rate:</b>	
		<b>Vacancy Rate:</b>	
		<b># of Floors:</b>	
		<b>Sprinklers?:</b>	

<b>Scheduled Income:</b>	<b>Cash Flow:</b>	<b>Expenses/Unit:</b>
<b>Actual Gross Income:</b>	<b>Cap Rate:</b>	<b>Expenses/SqFt:</b>
<b>Expenses:</b>	<b>Actual Gross Income:</b>	
<b>Net Operating Income:</b>	<b>CAM:</b>	
	<b>CAM Per:</b>	

**Listing Office:** Livin Right Real Estate Lic ELIV      **Agent Ph:**      **Sale Type:** Real Estate Owned  
**Co-listing Office:**  
**As Is:** Yes

**List Price:** \$499,000

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**530348 Public Report - Land Vacant Land - Active****\$549,000**

**Address:** LOT G20 Driftwood Court, Santa Rosa Beach, FL 32459  
**County:** Walton  
**Area:** 16 - North Santa Rosa Beach  
**Sub Area:** 1601 - Mack Bayou  
**Project Name/Subdivision:** DRIFTWOOD ESTATES  
**Parcel ID:** 11-2S-21-42010-00G-0200  
**Elementary School:** Van R Butler  
**Middle School:** Emerald Coast  
**High School:** South Walton

**Lot Dimensions:** 60X305X115X261  
**Acreage:** 0.64  
**Waterfront Feet:** 115  
**Beach Frontage:**  
**Lot Access:** City Road  
**Zoning:** Resid Single Family  
**Mineral Rights:**



**Directions:** From Destin, proceed east on HWY 98 past Sandestin. Just past Sacred Heart Hospital, turn left/north on Mac Bayou Rd. Continue on Mac Bayou Rd; turn left at the "T" and continue to entrance of Dr  
**Legal Description:** Lot 20 BLK G DRIFTWOOD EST PB 5-28 OR 2076-249 2543-223

**Remarks:** REO-Don't miss this rare opportunity to buy a high & dry waterfront lot with approx. 115 ft. on Choctawhatchee Bay near Sandestin at a very competitive price! In Driftwood Estates, an attractive waterfront development with underground utilities, this wooded lot is adjacent to an existing highend home on the cul-de-sac. Lot has an existing dock and seawall. This prime location is near outstanding golf courses, gourmet restaurants, upscale shopping, state-of-the-art medical facilities, and excellent schools. You'll have plenty of time to design the home of your dreams, as there is no mandatory timeframe for build-out. Association fees are only \$90/quarter. This is a bank-owned property being sold "as is." You can expect PROMPT ACTION on offers

**Waterfront:** Bay; Waterfront Feet: 115 **Waterview:** **Utilities:** Electric; Gas Available; Phone; Public Sewer; Public Water; TV Cable  
**Lot Features:** Within 1/2 Mile to Water **Project Facilities:** Dock

<b>Land Lease P/Year:</b>		<b>Rent/Mo:</b>		<b>Is Subject Leased:</b>	No
<b>Assessment Fees:</b>	Yes	<b>Lease Expiration Dt:</b>		<b>Assumable Mtg Typ:</b>	
<b>Assessment Amount:</b>	90	<b>Existing Leases:</b>		<b>Financing:</b>	Conventional
<b>Assessment Paid:</b>	Quarterly			<b>Last Taxes:</b>	
<b>New Buyer Fee Amt:</b>				<b>Last Tax Year:</b>	
<b>New Buyer Fee Paid:</b>					
<b>Fees Include:</b>					

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**Agent Ph:** **Sale Type:** Real Estate Owned

**List Price:** \$549,000

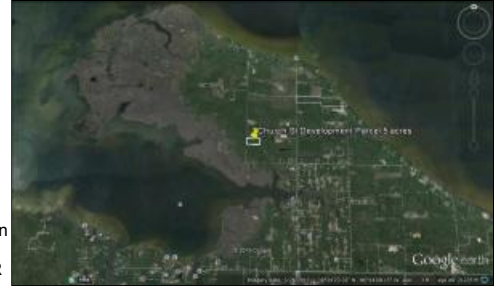
**Mortgage Type:**

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**754910 Public Report - Land Vacant Land - Active****\$499,000**

**Address:** W1/2Lot 20 Church North Street, Santa Rosa Beach, FL 32459  
**County:** Walton  
**Area:** 16 - North Santa Rosa Beach  
**Sub Area:** 1605 - Live Oak Pt and Old Town of Santa Rosa  
**Project:** SANTA ROSA PLANTATION  
**Name/Subdivision:**  
**Parcel ID:** 15-2S-20-33160-000-0200  
**Elementary School:** Van R Butler  
**Middle School:** Emerald Coast  
**High School:** South Walton

**Lot Dimensions:** 330x635  
**Acreage:** 5  
**Waterfront Feet:**  
**Beach Frontage:**  
**Lot Access:**  
**Zoning:** Resid Single Family  
**Mineral Rights:**



**Directions:** Take HWy 393 North from US-98, turn left onto W Nursery Rd, then right onto Church St. The property is on the right on Church St about 1/4 mile

**Legal Description:** W1/2 OF LOT 20 S.R.P. IN SEC 15-2S-20W \*LESS:RD ROW OR 1840-390 OR 2677-4815 OR 2977-1042 OR 2977-1643

**Remarks:** REO-5acres ready to be developed for rustic, coastal living in old Santa Rosa Beach.

**Waterfront:** **Waterview:** **Utilities:** Electric; Public Water  
**Lot Features:** **Project Facilities:**

<b>Land Lease P/Year:</b>		<b>Rent/Mo:</b>	<b>Is Subject Leased:</b> No
<b>Assessment Fees:</b>	No	<b>Lease Expiration Dt:</b>	<b>Assumable Mtg Typ:</b>
<b>Assessment Amount:</b>		<b>Existing Leases:</b>	<b>Financing:</b>
<b>Assessment Paid:</b>			<b>Last Taxes:</b> 355.51
<b>New Buyer Fee Amt:</b>			<b>Last Tax Year:</b> 2015
<b>New Buyer Fee Paid:</b>			
<b>Fees Include:</b>			

**Listing Office:** Livin Right Real Estate Llc ELIV **Agent Ph:** **Sale Type:** Real Estate Owned  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**List Price:** \$499,000 **Mortgage Type:**

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**571965 Public Report - Land Vacant Land - Active****\$419,000**

**Address:** 2751 CO Hwy 83A W Road, Freeport, FL 32439 **Lot Dimensions:** 473X607X658X240X170X347  
**County:** Walton **Acreage:** 8.7  
**Area:** 20 - Freeport **Waterfront Feet:**  
**Sub Area:** 2005 - Bay Loop **Beach Frontage:**  
**Project Name/Subdivision:** NO RECORDED SUBDIVISION **Lot Access:**  
**Parcel ID:** 19-1S-19-23000-016-0011 **Zoning:** Resid Single Family  
**Elementary School:** Freeport **Mineral Rights:**  
**Middle School:** Freeport  
**High School:** Freeport



**Directions:** From Highway 20 traveling West from Freeport, turn left onto W Bay Loop Rd. The property will be approximately 7 miles on the left.

**Legal Description:** NW4 OF SE4 OF SW4 OR 411-571 LESS & EXCEPT: COM SE/C OF NW4 OF SE4 OF SW4 OF SEC 19, N 89 DEG 09'31"W 255.30 FT TO POB, N 89 DEG 09'31"W 354.08 FT TO A POINT ON E/LY ROW ST RD 83-A BEING ON A CURVE E/LY NLY ALONG CURVING R/W LINE CENTRAL ANGLE OF 02 DEG 54'24" FOR A DIST OF 142.8 FT TO A PT OF TANGENCY, N 00 DEG 12'59" E ALONG R/W LINE 42.73 FT, DEPARTING R/W LINE S 86 DEG 32'19" E 347 FT, S 0

**Remarks:** REO-BANK FINANCING AVAILABLE. DEVELOPER OPPORTUNITY. This property has been cleared, and is ready for development. It is zoned Rural Village, which allows it to have 2 units per acre. It is also contiguous to the city of Freeport allowing for annexation and possibility of applying for greater density. The property is conveniently located near the bay, Freeport, and minutes from the beaches and the Gulf of Mexico.

**Waterfront:** **Waterview:** **Utilities:** Electric  
**Lot Features:** **Project Facilities:**

<b>Land Lease P/Year:</b>		<b>Rent/Mo:</b>	<b>Is Subject Leased:</b> No
<b>Assessment Fees:</b>	No	<b>Lease Expiration Dt:</b>	<b>Assumable Mtg Typ:</b>
<b>Assessment Amount:</b>		<b>Existing Leases:</b>	<b>Financing:</b>
<b>Assessment Paid:</b>			<b>Last Taxes:</b> 414.38
<b>New Buyer Fee Amt:</b>			<b>Last Tax Year:</b> 2015
<b>New Buyer Fee Paid:</b>			
<b>Fees Include:</b>			

**Listing Office:** Livin Right Real Estate Llc ELIV  
**Co-listing Office:**  
**As Is:** Yes  
**Brokerage Interest:** No Interest

**Agent Ph:****Sale Type:** Real Estate Owned**List Price:** \$419,000**Mortgage Type:**

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