

## UNIQUE PANHANDLE PROPERTIES [debbie@uniquepanhandleproperties.com](mailto:debbie@uniquepanhandleproperties.com) Exclusive Buyer's Agents 727-487-3532

## Residential Land

**MLS#:** 528399  
**Status:** Active **Last Change:** 12/11/2009  
**Address:** LOT 72 SPOOKY LN S  
 SANTA ROSA BEACH, FL  
**Zip:** 32459  
**County:** WALTON  
**MainArea:** 17 South Santa Rosa Beach  
**SubArea:** 05 SOUTH OF 30A WEST BEACHES  
**Subdiv:** METES & BOUNDS  
**ParcelID:** 02-3S-20-34160-000-0720  
**ElemSch:** VAN R. BUTLER **Middle:** SEASIDE **High:** SOUTH WALTON  
**Dir:** Go East on Hwy 98 from San Destin 3 miles to hwy C30A. Continue on 30A to Spooky Lane (just East of Ed Walline State Park and Gulf Place). South on Spooky Lane toward the Gulf. Right into gated community on beach.  
**Legal:** LOT 72 S/D OF SW4 SEC 2-3S-20 OR 715-68 OR 1323-247 LESS BEG AT SE/C OF GOVT LOT

**ListPrice:** \$749,000  
**Sale Type:** REO  
**Acreage:** 0.56  
**MinlRts?**  
**WFfeet:** 105  
**BchFrntage:**  
**LotAcc:** County Road, Paved Road  
**Zoning:** Residential Single Family  
**Lot Dim.:** IRREG

Click photo to enlarge or view multi-photos.



BANK OWNED. 105' x 330'. 46' SEAWARD OF CONSTRUCTION CONTROL LINE. BEACHFRONT RESIDENTIAL LOT IN THIS PRIVATE GATED COMMUNITY OF ONLY 4 HOMES (STUCCO AND TILE ROOFS). PAVERS AND LUSH LANDSCAPING . ALL UTILITIES ARE UNDERGROUND (WATER, GAS, SEWER, ELECTRICITY, PHONE & CABLE.) ELEVATION IS 22'- COVENANTS & RESTRICTIONS. THIS IS THE WESTERN-MOST LOT OF THE FOUR IN THIS COMMUNITY. ATTACHED- SURVEY & COVENANTS AND RESTRICTIONS.

Information herein is approximate and not exact.

**Waterfront:** Gulf  
**Waterview:** Gulf  
**GulfFrntDesc:**  
**LotFeat:**  
**ProjFacil:** Gated Community  
**Utilities:** Electric Available, Gas:Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available

**SaleSubjtoLease:**  
**LandLease/Year:** **MonthlyRent:**  
**AssmntFee:** \$0.00 **LeaseExpDate:**  
**NewBuyerFee:** 0% **ExistLeases:**  
**AssmntFeesIncl.:**  
**LstOff:** JOHN S CARR & CO., INC.

**AssmMrtTyp:**  
**Financing:**

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2010 by the Emerald Coast Association of Realtors

LISTINGS PREPARED BY DEBBIE ORR CELL: 727-487-3532 [UniquePanhandleProperties.com](http://UniquePanhandleProperties.com) <http://twitter.com/BchForeclosures>  
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