

## UNIQUE PANHANDLE PROPERTIES [debbie@uniquepanhandleproperties.com](mailto:debbie@uniquepanhandleproperties.com) Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Detached Single Family

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**MLS#:** 528949md  
**Status:** Active **Last Change:** 4/6/2010  
**Address:** 21 DONNA ANN DR  
 SANTA ROSA BEACH, FL  
**Zip:** 32459  
**County:** WALTON  
**MainArea:** 17 South Santa Rosa Beach  
**SubArea:** 03 HWY 393 TO HWY 83  
**Subdiv:** VILLAGE AT BLUE MOUNTAIN BEACH  
**ParcelID:** 01-3S-20-34501-00A-0060  
**ElemSch:** BAY Middle: EMERALD COAST High: SOUTH WALTON  
**Dir:** Hwy 98 to South on CR83 towards Hwy 30A, turn right into the Village at Blue Mountain Beach. Turn onto Donna Ann, the house is on the left.  
**Legal:** Lot 6 Blk A Village at Blue Mountain Beach PH II PB 15 PG 98. OR 2610-4297

**ListPrice:** \$104,900  
**ApproxSF:** 501 **BG:** 0  
**Sale Type:** As Is, REO  
**\$/Sqft:** \$209.38  
**Bedrooms:** 1  
**Baths Full/Half:** 1/1  
**Stories:** 2  
**YearBuilt:** 2005  
**ImmOcc?**  
**ConstrStat:** Construction Complete



FORECLOSURE!! FORECLOSURE!! Excellent vacation home or rental home right near the beach in a nice community with a pool!! The home has gorgeous travertine floors, brick paver driveway, open living area & kitchen on the first floor, bedroom with balcony on the 2nd level. Excellent location just a few minutes to the beach, dining, shopping, restaurants, hospital & more. Make your dream of owning a little piece of paradise a reality!! PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

**ParkingSpaces:** Driveway: 2  
**PrkingFeat:**  
**WFfeet:**  
**ProjFacil:** Community Room, Deed Access, Exercise Room, Pool

**Lot Dim.:** 30X57  
**Acres:** 0.04  
**BchFrntage:**

**LotAcc:** Paved Road  
**Zoning:** Residential Single Family  
**LotFeat:**

**WatFrnt:**  
**GulfFrntDesc:**  
**WatView:**

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Design:</u>
Kitchen	1	10.5 x 7.5	Beach House
Dining/Living	1	10.5 x 8	
Bath: 1/2	1	6 x 3	<b>Const/Siding:</b> Foundation Slab On Grade, Roof Metal, Trim Wood, Siding Cement Fiber (Hardi Board)
Bedrm: Master	2	16 x 10.5	
Bath: Full	2	7 x 5	<b>ExtFeatures:</b> Balcony, Columns, Porch Covered

**IntFeatures:** Floor: Tile, Lighting: Recessed, Window Treatment: Some, Woodwork: Painted, Furnished: None  
**Appliances:** Dishwasher, Range Hood, Stove/Oven Electric  
**Utilities:** Electric, Phone, Public Sewer, Public Water, TV Cable  
**Energy:** A/C: Central Electric, Heat Pump A/A, Heat: Central Electric, Water Heater: Electric

**Mbed/Mbath:** Mbath Tile

**Hmstd:**  
**LandLease/Year:**  
**Assmt Fees:** \$450.00 Quarterly  
**NewBuyerFee:** 200\$  
**Assoc.Fees Include:**  
**ListOffice:** EFIN FINN REALTY INC

**MonthlyRent:**  
**LeaseExpDate:**  
**ExistLeases:**

**SaleSubjtoLease:**  
**AssmMtgTyp:**  
**Financing:** Conventional

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