

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents 727-487-3532

Detached Single Family

Click photo to enlarge or view multi-photos.

MLS#: 531336m **ListPrice:** \$785,900
Status: Active **Last Change:** 3/25/2010 **ApproxSF:** 2,640 **BG:**
Address: 85 LONGUE VUE DR **Sale Type:** As Is, REO
 SEACREST, FL **\$/Sqft:** \$297.69
Zip: 32413 **Bedrooms:** 5
County: WALTON **Baths Full/Half:** 5/0
MainArea: 18 South Walton East **Stories:** 3
SubArea: 06 SOUTH OF 30A EAST BEACHES **YearBuilt:** 2002
Subdiv: LONGUE VUE **ImmOcc?** Y
ParcelID: 35-3S-18-16050-000-0000 **ConstrStat:** Construction Complete
ElemSch: VAN R. BUTLER **Middle:** EMERALD COAST **High:** SOUTH WALTON
Dir: From the intersection of Hwy. 98 and Hwy. 30-A, travel west approx. 1 mile (just past High Point Condos) Turn left (south) on Longue Vue. House on left.
Legal: Lot 7 Longue Vue S/D PB 11 36 or 1810-271 Or 2388-1222 or 2472-985 or 2472-986



Fabulous five bedroom, five bath custom home located in a gated community on the south side of 30-A and within steps of the private boardwalk that takes you directly to the Gulf. Contemporary style home features ceramic tile and wood floors, stainless steel appliances, granite countertops, tiled baths, bunk area, private pool, hot tub and beautiful views of the Gulf of Mexico from two separate balconies. The community offers private beach access and is convenient to many area amenities, including Rosemary Beach, Seaside, and Camp Creek Golf Course. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

ParkingSpaces: **Lot Dim.:** 59X80 **LotAcc:** Controlled Access, Paved Road **WatFrnt:**
PrkingFeat: Other **Acres:** **Zoning:** County, Residential Single Family **GulfFrntDesc:**
WFFeet: **BchFrntage:** **LotFeat:** Cleared, Covenants, Interior, Within 1/2 **WatView:** Gulf
 Mile Of Water

ProjFacil:

Room Type	Lvl	Dimnsns	Design:
LivingRoom	1	17x20	Beach House
Bedrm:Additnl	3	10x13	
Bedrm:Additnl	1	12x14	Const/Siding: Foundation Slab On Grade, Frame, Roof Metal, Siding Stucco, Trim Wood
Bedrm:Master	2	17x14	ExtFeatures: Balcony, Columns, Fenced Lot-Part, Hot Tub, Patio Covered, Patio Open, Pool In-Ground
Bedrm:Additnl	2	12x12	IntFeatures: Breakfast Bar, Ceiling:Raised, Floor:Hardwood, Floor:Tile, Floor:W/W Carpet, Lighting:Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment:All, Woodwork:Painted
Bedrm:Additnl	2	10x13	Appliances: Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric
DiningRoom	1	15x13	Utilities: Electric, Phone, Public Sewer, Public Water Energy: A/C: Central Electric, A/C: Two Or More, Ceiling Fans, Double Paned Windows, Heat: Central Electric, Water Heater: Electric

Mbed/Mbath: Mbath Double Vanity, Mbath Separate Shower, Mbath Tile, Mbath Walk-In-Closet, Mbath Whirlpool, Mbed Carpeted

Hmstd: N **Sale Subjto Lease:** N
Land Lease/Year: **Monthly Rent:**
Assmt Fees: \$855.00 Semi-Annually **Lease Exp Date:** **Assm Mtg Typ:**
New Buyer Fee: **Exist Leases:** **Financing:** Conventional
Assoc. Fees Include: Accounting, Ground Keeping, Management, Other Utilities, Repairs/Maintenance
List Office: BCOL COLDWELL BANKER CARROLL REALTY

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://twitter.com/BchForeclosures
Prepared by Deborah Orr of Unique Panhandle Properties on 4/15/2010 7:27:45 PM