

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

**Condominiums**

**MLS#:** 529120md  
**Status:** Active  
**Project:** HERON'S WATCH CONDO PH 1  
**LastChng:** 04/14/2010  
**Address:** 34 HERON'S WATCH WAY . #1302  
 SANTA ROSA BEACH, FL  
**Zip:** 32459  
**County:** WALTON  
**MainArea:** 18 South Walton East  
**SubArea:** 03 WEST OF CAMP CREEK  
**ParcelID:** 19-3S-18-16300-000-1302  
**ElemSch:** VAN R. BUTLER **Middle:** BAY **High:** SOUTH WALTON  
**Dir:** US 98 East to CR395 South. Turn left at CR30-A. Take 1st left after crossing Eastern Lake bridge (between Old Florida Fish House and Dune Allen Realty).  
**Legal:** Heron's Watch Condominium, Phase 1, unit 1302 Walton County, Florida

**ListPrice:** \$94,500  
**Sale Type:** REO  
**ApproxSF:** 986  
**\$/Sqft:** \$95.84  
**BalconySF:**  
**Bedrooms:** 2  
**Baths Full/Half:** 2/0  
**StoriesInUnit:** 1  
**YearBuilt:** 1998  
**ImmOcc?** Y

Click photo to enlarge or view multi-photos.



What an awesome location for your home or investment property in Seagrove Beach. This 2 bedroom, 2 bath Condo has wonderful panoramic views of state forest from a covered balcony. The association has deeded access to Eastern Lake and not far to the 30-A bike path. Purchase this property for as little as 3% down. Property is being sold "AS IS" with right to inspect and priced accordingly!

Information herein is approximate and not exact.

**ParkingSpaces:** Street:2  
**PrkingFeat:**  
**ProjFacil:** Deed Access, Dumpster, Pool, TV Cable  
**StoriesInBldg:** 3  
**WatFrnt:**  
**GulfFrntDesc:**  
**UnitFloorsAbvGrnd:** 3  
**WatView:**

Room Type	Lvl	Dimnsns	Const/Siding:	ExtFeatures:	IntFeatures:	Appliances:	Utilities:	Energy:
Dining/Kitchen	1	8'x11'	Foundation Slab On Grade, Frame, Roof Composite Shingle, Siding Stucco, Trim Wood					
LivingRoom	1	20'x12'						
Laundry	1	6'x5'		Balcony, Porch Covered				
Bedrm:Master	1	15.5'x11.5'			Breakfast Bar, Floor:Tile, Floor:W/W Carpet, Furnished:None, Washer/Dryer Hookup, Window Treatment:Some,			
Bedrm:Additnl	1	11'x11.5'			Woodwork:Painted, Owner's Closet			
Bath: Full	1	6'x6'			Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Electric			
Bath: Master	1	8'x5'			Electric, Public Sewer, Public Water			
					A/C: Central Electric, Ceiling Fans, Double Paned Windows, Heat Pump A/A, Heat: Central Electric, Water Heater: Electric			

**Mbed/Mbath:** Mbath Cultured Marble, Mbath Tile

**Hmstd:** N  
**MonthlyRent:**  
**Assmt Fee :** \$340.09 Monthly  
**Financing:** Conventional  
**AssmntFeesIncl.:** Accounting, Electricity, Ground Keeping, Management, Recreational Facilities, Sewer, Trash Disposal, Water  
**ListOffice:** EKW1 Keller Williams Realty Emerald Coast  
**AssmMrtTyp:**  
**LeaseExpDate:**  
**NewBuyerFee:** 100\$  
**SaleSubjtoLease:** N  
**PreConFlip:** N  
**ExistLeases:**

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