

Vacant Land
350697 Active**1570 S Wallace Point**
Crystal River, FL 34429**L\$56,300** 

Cross Street:		Rear Exposure:	
County:	Citrus	Area:	18
Waterfront:	Yes	Apx. Acres:	.72
Subdivision:	St. Martins Estuary Retreats	Alt Key:	1008328
Waterfront Ft:	300	Lender Owned:	No
Road Front:	180		
Apx. Lot Size:	180 x 245 x 133 x 189		
Short Sale:	No		

Public Rems: Ozello quiet, peaceful, serene Old Florida Waterfront setting. Bring your blueprints and fishing pole. 3 Waterfront lots totaling .72 acres. Canal on two sides. Gulf of Mexico access, no culverts no bridges.

Directions: Hwy. 19 to west on Ozello Trail to left on Estuary to stop sign. Turn left on to Bear Creek go over bridge and turn left on Wallace right after the bridge. Property is down half way on the right.

FEATURES

Water Type:	Gulf Access , Salt Water Canal	Zoning:	Mobile Home , Single Family Residential
Water Feat.:	Boat Dock , Boat Ramp , Seawall	Sewer/Water:	Sewer - Septic Private , Water - Public
On Site Util:	Electric-WRE , Public Water , Septic Sewer	Fencing:	
Avail Utilities:	Electric-WRE , Public Water , Septic Sewer	Possession:	At Close
Special Info:	Aerial Photo , Flood Plain , Sold As Is , Title Insurance , Withlacooche Electric		
Lot Desc:	2+ Lots , Waterfront	Terms Avail:	Cash , Conventional
Buildings:	Other See Remarks		
Comm Amen:	Other See Remarks		
Road Type:	County , Paved		
Restrictions:	No Restrictions		
Condo Fees:			

Taxes:	\$ 1,018.00	Tax Year:	2012	Homestead:	No	Flood Plain:	Yes
HOA:	No	Monthly Dues:	\$	Yearly Dues:	\$	Zoning:	CLRM
Elementary:	Crystal River Primary	Middle:	Crystal River	High:	Crystal River	Agent Owned:	No

Legal: ST MARTINS ESTUARY RETREATS UNIT 6 LTS 5, 6 & 7 DESC IN OR BK 547 PG 1594 & OR BK 605 PG 565 & OR BK 1150 PG 1627



Prepared by: Steven McClory
Exit Realty Leaders - Crystal River
730 N. Suncoast Blvd.
Crystal River, FL 34429

Email : info@naturecoastliving.com
Off. Ph# : (352) 794-0888
Ag. Ph# : (352) 422-3998
Cell Ph# : (352) 422-3998

<http://www.naturecoastliving.com>

Photo Gallery MLS# 350697A



Canal - back side of property



Canal - right side of property



Front to back view



Back to front view



300 of Waterfront MOL



Gulf of Mexico Access

---- Information herein deemed reliable but not guaranteed ----

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Photo Gallery MLS# 350697A



Aerial View on two canals

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