

**Vacant Land**  
**339858 \_Active**

**1320 S Estuary Dr**  
**Crystal River, FL 34428**



**L\$119,000**



**Cross Street:**  
**County:** Citrus  
**Waterfront:** Yes  
**Subdivision:** St. Martins Estuary Retreats  
**Waterfront Ft:** 120  
**Road Front:** 57  
**Apx. Lot Size:** 57 x 185 x 120 x 269

**Rear Exposure:** N  
**Area:** 18  
**Sec/Twp/Rng:** 10/ 19S/ 16E  
**Apx. Acres:** .58  
**Alt Key:** 1006716

**Public Rems:** Breathtaking natural paradise. Guaranteed to delight anyone looking to live amongst Florida's unspoiled wildlife. The most unique Waterfront property located in Ozello Florida. Gulf of Mexico access. Public water, septic, power already on site. Boat ramp and dock too! For your safety, please do not enter existing dwelling. Offered AS-IS.

**Directions:** US Hwy 19 - Turn west onto Ozello Trail (7 miles mol) - Turn left at 2nd Estuary Dr - look for sign on right.

#### FEATURES

**Waterfront:** Boat Dock , Boat Ramp , Gulf Access  
**On Site Util:** Electric-WRE , Public Water , Septic Sewer  
**Avail Utilities:** Other See Remarks  
**Special Info:** Aerial Photo , Sold As Is , Title Insurance

**Lot Desc:** Waterfront , Wooded  
**Buildings:** Covered Carport , Utility  
**Comm Amen:**  
**Road Type:** County  
**Restrictions:** No Restrictions  
**Condo Fees:**

**Zoning:** Mobile Home , Single Family Residential  
**Sewer/Water:** Sewer - Septic Private , Water - Public  
**Fencing:**  
**Possession:** At Close  
**Terms Avail:** Cash , Conventional

|                                 |                              |                            |                         |
|---------------------------------|------------------------------|----------------------------|-------------------------|
| <b>Taxes:</b> \$ 1,526.15       | <b>Tax Year:</b> 2009        | <b>Homestead:</b> No       | <b>Flood Plain:</b> Yes |
| <b>HOA:</b> No                  | <b>Monthly Dues:</b> \$      | <b>Yearly Dues:</b> \$     | <b>Zoning:</b> CLRM     |
| <b>Elementary:</b> Rock Crusher | <b>Middle:</b> Crystal River | <b>High:</b> Crystal River | <b>Agent Owned:</b> No  |

**Legal:** ST MARTINS ESTUARY RETREATS UNIT 1 PB 4 PG 27 LOTS 8 & 9 BLK A

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 339858A



Looking East



Looking West



Boat Ramp and Mangroves



Dock



Tranquil and relaxing



Another Boat Ramp view

Photo Gallery MLS# 339858A



Waterfront lot location



Pristine Waterfront Setting



Property Appraiser Map

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