Customer w/Gallery

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

Email: info@naturecoastliving.com

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 , WoodedZoning:Mobile Home , Single Family ResidentialBuildings:Covered Carport , UtilitySewer/Water:Sewer - Septic Private , Water - Public

Comm Amen: Fencing:

Road Type: County Possession: At Close
Restrictions: No Restrictions Terms Avail: Cash Convention

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Condo Fees:

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

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

Prepared by: Steven McClory

Exit Realty Leaders - Crystal River Off. Ph# : (352) 794-0888

730 N. Suncoast Blvd. Agt. Ph#: (352) 697-0761 **Crystal River, FL 34429 Cell Ph#**: (352) 422-3998

http://www.naturecoastliving.com

Photo Gallery MLS# 339858A



Looking East



Looking West



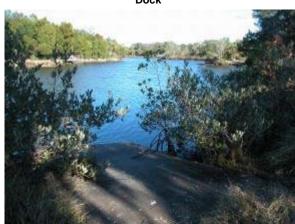
Boat Ramp and Mangroves



Dock



Tranquil and relaxing



Another Boat Ramp view

Photo Gallery MLS# 339858A





Waterfront lot location



Pristine Waterfront Setting

Property Appraiser Map