

# \$165,000 - 1560 Sunny Oak St, GULF BREEZE

MLS® #956123

## \$165,000

Bedroom, Bathroom, 1,742 sqft  
Residential Land on 0.04 Acres

WES VIC HOLIDAY SANDS, GULF BREEZE, FL

Live in Paradise with minimal investment!  
Great investment opportunity in Gulf Breeze (Midway). All utilities are installed and units are ready to rent. 11'x45' concrete pad ready for use. Units can be RV rentals, or build permanent structures and sell or rent as retirement cottages. HOA rules do not allow short term rentals, one year lease with background check required. Located in the heart of Midway with hardware store, dollar general, two gas stations, women's gym and new Publix within 1/2 mile. Ownership includes deeded access to the Sound with a 450' boat dock and and fishing pier and 100' Sound side beach. Enjoy all the benefits of waterfront living in Florida. Lots are high and dry at 25' above sea level. Can park an RV OR can build a Tiny House or be creative and view the many different structures in the Subdivision or on the Streets of Sunny Oak or Suncrest; or use them for Four income producing RV rental lots in a secure RV/Mobile Home;

All utilities are installed and units are ready to rent. Units can

be RV rentals, or build permanent structures and sell or rent as

retirement cottages. Enjoy all the benefits of property rental

without the risk of someone trashing your house or the unbelievable expense of homeowner's insurance. HOA rules do not allow short term rentals, one year lease with background check required. Community is safe and quiet; located in the heart of Midway



with hardware store, dollar general, two gas stations, women's gym, Catholic church, non-denominational church, new auto parts store and new Publix within 1/2 mile.

Ownership includes deeded access to the Sound with a 450' boat dock and fishing pier and 100' Sound side beach. Enjoy all the benefits of waterfront living in Florida. Lots are high and dry at 25' above sea level. All four lots for sale!

### **Essential Information**

MLS® #	956123
Price	\$165,000
Square Footage	1,742
Acres	0.04
Type	Residential Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	1560 Sunny Oak St
Area	Navarre/Gulf Breeze
Subdivision	WES VIC HOLIDAY SANDS
City	GULF BREEZE
County	SANTA ROSA
State	FL
Zip Code	32563

### **Amenities**

Amenities	Beach, Dock, Fishing, No Short Term Rental
Utilities	Electric Available, Public Sewer Available, Public Water Available
Features	Within 1/2 Mile Of Water, Additional Land Available, Cleared, Covenants, Easements, Restrictions, Build To Suit, RV Lot
Is Waterfront	Yes
Waterfront	Sound

### **Exterior**

Lot Description	Within 1/2 Mile Of Water, Additional Land Available, Cleared,
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## Covenants, Easements, Restrictions, Build To Suit, RV Lot

### School Information

Elementary	WEST NAVARRE
Middle	Woodlawn Beach
High	NAVARRE

### Additional Information

Zoning	See Remarks
HOA Fees	75.00
HOA Fees Freq.	Annually

### Listing Details

Listing Office	ERA American Real Estate
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