

# \$149,000 - 1717 Magnolia Harbor Dr, NAVARRE

MLS® #949880

## \$149,000

Bedroom, Bathroom, 13,068 sqft  
Residential Land on 0.30 Acres

### MAGNOLIA HARBOR, NAVARRE, FL

Build your dream home directly across from Santa Rosa Sound on this private corner lot in Flood Zone X (no pilings required). This .3 acre lot is located in the desirable waterfront community of Magnolia Harbor with water views and low HOA (\$37/mo). Perfectly located, less than 4 miles to Navarre Beach and convenient to Gulf Breeze and Hurlburt Field. Community features private waterfront dock. Lot is partially cleared with water & sewer taps on the property. Seller is including in the sale a custom floor plan, site plan and elevation drawings for a 2,200 sq ft, 2-story 3 bdrm/3.5 bath coastal craftsman home maximizing the water views. The plan was custom designed specifically for the property. Seller recently paid for a survey and protected trees inventory. Agent/Broker is seller.



## Essential Information

MLS® #	949880
Price	\$149,000
Square Footage	13,068
Acres	0.30
Type	Residential Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	1717 Magnolia Harbor Dr
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Area	Navarre/Gulf Breeze
Subdivision	MAGNOLIA HARBOR
City	NAVARRE
County	SANTA ROSA
State	FL
Zip Code	32566

### **Amenities**

Amenities	Dock
Utilities	Electric Available, Public Sewer Available, Public Water Available, Underground
Features	Survey Available, Cleared, Corner, Covenants, Curb & Gutter, Easements, Within 1/2 Mile Of Water, Build To Suit
Water View	Sound

### **Exterior**

Lot Description	Survey Available, Cleared, Corner, Covenants, Curb & Gutter, Easements, Within 1/2 Mile Of Water, Build To Suit
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### **School Information**

Elementary	HOLLEY-NAVARRE
Middle	HOLLEY-NAVARRE
High	NAVARRE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	440.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Haven & Co Realty
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