

\$99,000 - 6560 Liberty St, NAVARRE

MLS® #955945

\$99,000

Bedroom, Bathroom, 20,038 sqft
Residential Land on 0.46 Acres

HOLLEY BY THE SEA, NAVARRE, FL

This .46-acre lot offers an ideal canvas for your new dream home. Measuring 100x200ft, the lot has been expertly mitigated and cleared and is ready for construction. All necessary documentation is readily available, including a septic permit, paid water tap, and all relevant building permits. Additionally, a temporary culvert has been installed for convenience and fire hydrant is located on the property line, ensuring the lowest premiums on home insurance. Situated in the Holley by the Sea community, residents have exclusive access to a multi-million dollar recreation center. This facility boasts a full-weight room, three swimming pools, tennis courts, a game room, and various programs for children. Relax in the sauna and steam room, or take advantage of the outdoor amenities, including basketball, handball, and volleyball courts, walking trails, pickleball courts, and grill-equipped pavilions. Residents have access to the Soundside Beach Area, offering a playground, fishing pier and pavilion, picnic areas, and camping sites. For boating convenience a nearby boat ramp and pier off East Bay Blvd, offers boating enthusiasts easy access to the water. Whether you're envisioning your own dream home or interested in exploring existing plans, seize this opportunity to own your slice of paradise in Holley by the Sea.

Essential Information



Features to Note

6560 Liberty Dr.

- Located in **Holley by the Sea** - including use of Multi-Million Dollar recreation Center
- **Cleared** .46 Acre Lot 100 x 200
- **Fire Hydrant**- Property has a fire hydrant on the property line for lowest insurance premiums
- 1. **Final Permit** ST404_19pp
- 2A. **Modification of Final Permit**, EM_23pp
- 2B. **Modification of Final Permit**, SFM_24pp - Previous owner worked with FDEP and FDOH to facilitate the recent Feb/Mar 2024 Mods, and the original Permits good until 2026 and 2028. This approved Mod came about from collaboration with FDEP staff. The win is the allowance to shift a reduced home SF footprint to the rear/North AND the permitted allowance for the septic system to be located in the rear uplands with still room for a pool.

• **Seller was going to build but now would like to sell- You benefit from:**

1. Plans and Permits Approved for Lot- Plans available for purchase from previous owner. (SRCO and HOA Permits were approved. Ref SRCO 2033- 11787.)
2. Survey & Topographical Survey (original boundary survey and topographical survey available.)
3. Civil PE Stamped Stormwater Plan (Facilitated by the topographical survey, property has a stamped Civil PE stormwater plan, as required for SRCO Building Permit. Contour elevations shows lot and Liberty St are same/similar elevation with only the home and driveway receiving fill. Home FFE is shown to be 3ft above Liberty St.)
4. Water Tap (HNWS Water Tap has been paid and proposed location is near the fire hydrant on the SW corner)

Convenient Location
>8 Miles Navarre Bch Pier
<17 Miles Pensacola Beach
>8 Miles Public Boat Ramp
>22 Miles Pensacola
>18 Miles Hurlburt Field
>29 Miles Eglin AFB
>29 Miles NAS Pensacola

Convenient to Restaurants, Groceries, Shopping, & Medical Facilities

MLS® #	955945
Price	\$99,000
Square Footage	20,038
Acres	0.46
Type	Residential Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	6560 Liberty St
Area	Navarre/Gulf Breeze
Subdivision	HOLLEY BY THE SEA
City	NAVARRE
County	SANTA ROSA
State	FL
Zip Code	32566

Amenities

Amenities	BBQ Pit/Grill, Boat Launch, Community Room, Dock, Exercise Room, Fishing, Game Room, Golf, Pavillion/Gazebo, Picnic Area, Playground, Pool, Sauna/Steam Room, Tennis, Pickle Ball
Utilities	Electric Available, Public Water Available, Septic Tank, TV Cable Available, Tap Fee Paid
Features	Cleared, Interior, Restrictions

Exterior

Lot Description	Cleared, Interior, Restrictions
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School Information

Elementary	WEST NAVARRE
Middle	Woodlawn Beach
High	NAVARRE

Additional Information

Zoning	County, Residential Single Family
HOA Fees	505.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Emerald Coast Realty Pros Inc
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