

BEACH REALTY GULF COAST LLC

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HOMES AND TOWNHOMES:

Keaton Beach

1. Unit #5 Keaton Beach Landing, 20360 Keaton Beach Rd. - \$220,000 unfurnished w/elevator, 2BD/2.5BA 1600 sq. ft. **WHAT A STEAL!!! REDUCED AGAIN**
2. Unit #6 Keaton Beach Landing, 20360 Keaton Beach Rd.- **\$220,000**, unfurnished w/elevator, 2BD/2.5BA 1440 sq. ft. **BEST PRICE FOR NEW LIVING AT THE BEACH! REDUCED AGAIN**
3. Raven's Nest, 20416 Keaton Beach Rd. - \$399,000, furnished' deepwater canal. Best Buy!
4. Branch (Childress) House - Keaton Beach Rd., \$695,000, 3BD/2BA, furnished, 2 lots, deepwater.
5. Abbot House - 20832 Marina Rd., \$775,000.00, 3 BD 2.5 BA, 2 lots, furnished, \$300,000 down owner finance rest
6. 20385 Marina Rd. - \$249,000, 3 BD/2 BA, new construction, finish work needed, deep water canal MOTIVATED SELLER **REDUCED**

Cedar Island:

1. Ellison house, 100 Cedar Island Rd. - \$299,000, unfurnished, 2BD/1BA, canal and dock **REDUCED**
2. Voigt house and 5 lots, 220 Sandpiper Dr. - \$2.7 million, furnished, 3BD/2BA, Gulf front, canal behind plus boat dock
3. Cedar Island Rd. - Gulf front, \$400,000, 2 BD 1 BA home on a large lot
4. Sandpiper Marsh front home - \$400,000, 3BD/3.5BA new construction, custom home, many extras

Dark Island

1. Zaitz house, 22011 N. Gulfview Dr. - 2 BD/ 1BA - \$549,000 , make an offer
2. Blake home , 2223 S. Gulfview Dr.- \$645,000, furnished, 3BD/2B

Dekle Beach

1. Wiggins house, 2618 Dekle Beach Rd. - \$995,000, furnished, 3 BD/2 BA, canal w/incredible views

LOTS:

Keaton Beach lots

1. Wheeler lot, lot 43 Blk D - \$465,000, set up for RV with power, water and sewer, currently leased, Marina Rd.
2. Kane lot, lot 5 Marina Rd. - \$395,000, small bldg., back canal, marsh view
3. Branch lot, lot 32 - Keaton Beach Rd., \$395,000, deepwater canal.
4. Lot 31 Marina Dr. - \$349,000, Marsh view, canal, dual boat lift
5. Moorman lot-and-a-half, 20397 Marina Rd. - \$450,000
6. Lot 57 Marina Rd. - \$149,000, deep water canal **REDUCED**
7. End of Marina Rd. - 0.4 acre, Gulf/Bay front, room for multiple units, \$1.4 million

Cedar Island lots

1. Lot 4, front canal, Beach Rd. - \$55,000 (make an offer) **SOLD**
2. Widgeon Rd. Canal Access- \$130,000
3. Widgeon Rd. Canal Access (towards end) - \$50,000 **REDUCED**

4. Lots 20, 21 and 22 Osprey Rd., 93' x 158' canal on 2 sides w/marsh and Gulf view - \$179,000 for 3 lots or lots may be divided; owner financing may be available **REDUCED AGAIN**
5. Large Sandpiper marsh front lot w/gorgeous view - \$55,000 **REDUCED**

Lindsey Island lots

1. South lot, Gulf front, canal behind - \$475,000
2. 110' lots on the Gulf, canal behind, North end - \$475,000 pre-construction - The Preserve at Lindsey Island
3. Marsh front/Gulf view lots - \$150,000 to \$275,000, pre-construction price \$150,000; docking access, large lots, The Preserve at Lindsey Island

Dark Island lots

1. Blake lot - 2223 S. Gulfview Dr. - Gulf front, canal behind, largest lot on Dark Island, includes modular home - \$645,000

Dekle Beach lots

1. Lot on main road, on canal - \$350,000, has new seawall

OFF WATER:

1. 19169 Jody Morgan Rd. - DW mobile home on 2.5 acres, 3 BD/ 2BA, furnished - \$149,900 **Motivated Seller**
2. Cedar Island East area- 2 lots, 1/4 acre each, back-to-back, wooded - \$39,500 each
3. Deerwood - Corner Deerwood Ave. & E. Whitetail Dr. - 2 Acres, privacy plus only 10 minutes to Keaton Beach boat ramp \$37,900 - **One of the least expensive in Deerwood**
4. Borders on Isle of Palms 20 ACRES. Excellent Buy \$175,000
5. Deerwood - South Buck - \$55,000 for 2 acres
6. Fiddlers Way - (Yates Creek) - Reduced \$42,000, 1 acre
7. Theobald - 10 acres - \$179,000, RV log cabin, fenced for horses, well, septic, storage building, set for RV
8. Ocean Pond - 7.25 acres - \$140,000 in subdivision
9. Ocean Pond - 20 acres - \$375,000, not in subdivision, can be subdivided
10. Starfish Dr., Lot 11 - \$37,000, one acre
11. Gulf Breeze Dr. Lot 9 - \$45,000, two acres
12. Fawn Way, Deerwood at the Beaches, Lots 6 & 7 - \$160,000, 8 acres
13. Yates Creek Rd. - 15 acres, nicely wooded, priced well below market value, \$89,000
14. Lot 20 Sea Oaks Dr. - 2BD/1BA single super-wide (14ft.) mobile home, 1 acre, well, septic \$89,000
15. Sea Oaks Dr. - 1 acre and 2BD/1BA mobile home, completely furnished - \$75,000
16. Deerwood - West Whitetail - 2 acres, power, water and septic - \$33,000 **Least expensive in Deerwood**
17. Deerwood -Key Deer Court - 13+ acres - pines ready for harvesting - \$250,000

COMMERCIAL and ACREAGE:

1. Perry, near Elementary school off of Green St. - 56 acres \$560,000, zoned for 2 houses /acre, ideal for neighborhood development
2. Highway 19 South - 4.5 acres plus building, water and septic \$225,000
3. Clark Island - \$2.3 million, Approx. 176-acre island at the mouth of the Suwannee River, one of the best fishing holes off the coast of Florida located at the tip of the island **REDUCED**
4. Steinhatchee Isles - \$3 million, Approx. 13 acres of developable land on the Steinhatchee River with approx. 800 ft. on the river, zoned for single-family homes or 64 units
5. Hwy. 19/Byron Butler Blvd. (across from Mama's Italian Restaurant) - \$295,000, 1.01 acres, 10,000 sq. ft. warehouse/office
6. Corner of Hwy 19/Byron Butler Pkwy. and West Main St. - \$295,000, 1.46 acres, former gas station

Revised 10-19-09