

\$400,000 - 1907 Blankenship Road, Navarre

MLS® #984263

\$400,000

Bedroom, Bathroom,
Unimproved Land on 0.38 Acres

Sound Side Manor, Navarre, FL

**RARE NAVARRE WATERFRONT
STEAL-JUST DROPPED \$20K!!!**

Plus \$10K Buyer Credit.

Rare Sound front opportunity on one of the quietest dead end streets in Navarre. Blankenship Rd has only TWO elevated, permanent homes-this one and the long time home next door. Everything else on the street is either vacant land or older mobile/manufactured homes. Giving you privacy, elbow room and almost no neighbors in sight from the water. Just beautiful sunrises & sunsets!

Property Highlights-

108 ft of direct Santa Rosa Sound frontage, dock ready (please see document section for estimates), oversized .38 acre lot, plenty of room for your dream home plus pool and huge dock. AS IS existing elevated modular home with 1344 sq ft, built in 1983, 2 bed, 2 bath plus a bonus room downstairs with its own kitchen and bathroom. Home sits on 8 foot concrete-block stem walls over slab. Keep it, renovate & rent it long or short term. Airbnb-long term rents easily \$3800 plus per month seasonally. Or tear down and build your dream home. Enjoy the freedom with no HOA.

County assessed at \$445,502 with property taxes for 2025 at \$4600/year.

Less than 1 mile to Navarre Beach access & longest fishermen's pier. Located right off HWY 98, you are minutes to dining, shops, top rated schools, grocery stores, biking trails, medical facilities and Hurlburt Field.



Two perfect buyer paths. One being an investor for a cosmetic refresh on the existing elevated as is modular for quick cash-flow. Two bringing your vision to life with a blank canvas after clearing the site. Create a brand-new elevated sound front estate with second story Gulf views and instant equity potential.

Imagine morning coffee with these water views or sunset gatherings with friends and family. Boating, kayaking and paddle boarding right out your door, you might even see dolphins and sea turtles! You have sound and Gulf views, perfect to catch the Blue Angels. Seller is motivated offering \$10k buyer credit toward demolition, dock, closing costs or possible rate buydown. We have tear down quotes ranging from \$8500-\$10k, dock estimate and insurance/flood quotes. Have peace of mind knowing we also work with several builders experienced in waterfront living. We'd love to make your coastal dreams come true!

Please see the document section for floor plan examples and supporting docs. We tried to supply as much information as possible to help streamline the process.

Comparable cleared sound front lots with less frontage are still asking \$650k. Quick close possible. Bring your vision and your offer- this one won't last through spring at this price. Private showings available upon request. Back on the market at no fault of the sellers.

Essential Information

MLS® #	984263
Sold Price	\$400,000
List Price	\$499,000
Acres	0.38
Type	Unimproved Land
Sub-Type	Unimproved Land

Status	Sold
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Community Information

Address	1907 Blankenship Road
Area	11 - Navarre/Gulf Breeze
Subdivision	Sound Side Manor
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Public Water, Septic Tank
View	Gulf, Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Intracoastal Wtrwy, Sound

Exterior

Lot Description	Dead End, Flood Insurance Req, Survey Available, Within 1/2 Mile to Water, Build To Suit
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School Information

Elementary	Holley-Navarre
Middle	Holley-Navarre
High	Navarre

Additional Information

Days on Website	381
Zoning	Resid Multi-Family, Resid Single Family

Listing Details

Listing Office	Keller Williams Realty Navarre
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