

\$700,000 - 492 Parish Boulevard, Mary Esther

MLS® #994590

\$700,000

Bedroom, Bathroom,
Unimproved Land on 1.07 Acres

PARISH POINT, Mary Esther, FL

This marsh-free, wetlands-free, unencumbered 1+ acre waterfront property is comprised of approximately 100-feet of beautiful white sandy beach on the Santa Rosa Sound and 107-feet of street front land. It is an impressive 432-feet long on the east side and 418-feet on the west side (different lengths due to shoreline profile). The parcel is plenty large enough for an expansive main house and separate smaller house. The sewer tap fee has long been paid and the sewer line has already been run from the tap to the main house site, as has the main water line and natural gas line. A functioning lawn pump on an existing private well supplies a multi-zone pop-up sprinkler system. There is a long, wide cement driveway, with a turnaround, that runs from Parish Blvd. to potential main house and separate smaller house sites. Also included is a 320-foot dock with an enclosed boathouse and partially covered south end - for shady comfort and rain/sun protection while relaxing, fishing, etc. The dock's relatively deep-water south end also features a 50-foot yacht slip, covered boatlift and 2 covered wave runner lifts, as well as a covered fish-cleaning counter and sink. There is also an attractive, well-built octagon-shaped covered gazebo connected to the beach-end of this spectacular dock. This property is located in one of the absolute most picturesque areas of the beautiful Santa Rosa Sound. The postcard-like backdrop of the Sound-front view includes a never-to-be developed, Air Force-owned barrier island



covered in sand dunes made of sugar-white sand separated by aromatic native pine trees. This naturally beautiful, virtually undisturbed barrier island separates the emerald waters of the Gulf of Mexico from the calmer, pristine waters of the Santa Rosa Sound. Just imagine a rare natural waterfront view of the Sound and barrier island that will never be contaminated by high-rise condominiums. The location of this large waterfront property on Parish Blvd. takes you away from the hustle and bustle of noisy U.S. Highway 98. This quiet location away from Hwy 98, combined with the fact that the vessel navigation channel is located on the opposite side of the Santa Rosa Sound, makes for one of the most tranquil and majestic waterfront settings in south Okaloosa County, if not all of Northwest Florida. This is the perfect property to buy and build your forever dream home. There is an ever-diminishing, finite amount of waterfront properties available in Okaloosa County and an even more finite number of waterfront properties of this caliber. Notably, Parish Point, a waterfront subdivision first developed around the year 1980, is one of the last waterfront subdivisions in south Okaloosa County, if not the last, to feature 100-foot-wide waterfront lots on the Santa Rosa Sound. Don't miss out on this golden opportunity to own a piece of Northwest Florida heaven!

Essential Information

MLS® #	994590
Sold Price	\$700,000
List Price	\$699,000
Acres	1.07
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	492 Parish Boulevard
Area	12 - Fort Walton Beach
Subdivision	PARISH POINT
City	Mary Esther
County	Okaloosa
State	FL
Zip Code	32569

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Tap Fee Paid
View	Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Intracoastal Wtrwy, Sound

School Information

Elementary	Florosa
Middle	Bruner
High	Fort Walton Beach

Additional Information

Days on Website	221
Zoning	Resid Single Family

Listing Details

Listing Office	Watersound Real Estate
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