

\$405,000 - 791 Dolphin Road, Milton

MLS® #1009288

\$405,000

Bedroom, Bathroom,
Unimproved Land on 0.62 Acres

ESCAMBIA BAY ESTATES, Milton, FL

Build your dream waterfront home on this exceptional 0.62-acre cleared lot with 120+ feet of seawall on beautiful Escambia Bay. This western-facing property offers breathtaking sunsets year-round, with no two evenings ever the same. Relax in your own backyard while watching dolphins play in the bay.

This property is truly ready to build! Valuable improvements have already been completed, including a survey, 20 loads of fill dirt, and site pad preparation. Utility impact fees have already been paid, including Pace Water System sewer tap fees, Bagdad Water System tap fees--saving you both time and money.

The property also includes an approved DEP dock permit valid through March 31, 2027, allowing for a 4' x 150' pier, a 10' x 16' platform, and a 2' x 42' catwalk, with optional plans available for a covered boat dock and boat lift.

Perfectly located for outdoor enthusiasts, you'll enjoy easy access to three nearby boat and kayak launches, as well as the scenic Garcon Point hiking trails. Just minutes from I-10 and only two minutes to the Garcon Point Bridge, you'll have convenient access to Gulf Breeze, Navarre Beach, Pensacola Beach, shopping, dining, and everything the Emerald Coast has to offer.



Don't miss this rare opportunity to build your custom waterfront retreat in one of the area's most desirable locations.

Essential Information

MLS® #	1009288
Sold Price	\$405,000
List Price	\$399,000
Acres	0.62
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	791 Dolphin Road
Area	10 - North Santa Rosa County
Subdivision	ESCAMBIA BAY ESTATES
City	Milton
County	Santa Rosa
State	FL
Zip Code	32583

Amenities

Utilities	Public Water, Sewer Available, Tap Fee Paid
View	Bay
Is Waterfront	Yes
Waterfront	Bay, Seawall

Exterior

Lot Description	Cleared, Level, Survey Available, Build To Suit
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School Information

Elementary	Bagdad
Middle	Avalon
High	Milton

Additional Information

Days on Website	43
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Zoning

County

Listing Details

Listing Office

Keller Williams Realty Navarre

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