

\$135,000 - 2 Petit Court, Shalimar

MLS® #1005309

\$135,000

Bedroom, Bathroom,
Unimproved Land on 0.23 Acres

PETIT COURT, Shalimar, FL

Rare opportunity to own a waterfront homesite located along the southern boundary of Petit Court, and along the Shores of Lake Como, connecting to the waters of the Choctawhatchee Bay. Lot 2 consists of approximately .23 acres and may offer the potential for a custom homesite, subject to all applicable permitting requirements, and governmental approvals. Approximately 460 feet of waterfront for lot 2.

This sale includes a unique opportunity: the purchaser of Lot 2 must also purchase Lots 3-5 that are offered at a sum of \$50k. Total list price for lots 2-5 is \$185k. Part of lot 3 is wetlands and all of lots 4 & 5 are designated wetlands. See additional documents.

These additional lots provide added privacy, giving you nearly one acre and approx. 460 feet of waterfront property with natural beauty and convenient access to the bay.

Buyers are strongly encouraged to conduct their own due diligence regarding wetlands, permitting, building requirements, and intended use of the property. See your agent for a list of resources.



Essential Information

MLS® # 1005309

Price	\$135,000
Acres	0.23
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2 Petit Court
Area	12 - Fort Walton Beach
Subdivision	PETIT COURT
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	None
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou

Exterior

Lot Description	Easements, See Remarks, Wetlands, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Black Dog Realty Group LLC
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