

EAST PARKE WATERFRONT RESIDENTIAL DEVELOPMENT SITE PANAMA CITY, FLORIDA



LOCATION: 1442 West Park Lane, Panama City, Florida 32404
(Located at the intersection of East Park Road & West Park Lane)

LAND: Overall Site – 2.03± Acres – Six Platted Residential Lots, Plus Common Area
Water Frontage – 446± Ft..
East Park Drive Frontage – 121± Ft.
West Park Drive Frontage – 438± Ft.

UTILITIES: Public Water & Sewer – City of Callaway

ZONING: Single Family Resort – City of Callaway

COMMENTS: **“BUY THE ENTIRE SUBDIVISION OR INDIVIDUAL LOTS”** The East Parke waterfront subdivision is nestled on two acres of pristine shoreline on Northwest Florida’s Emerald Coast, and offers six platted waterfront home sites with majestic views of Doty’s Cove, and East Bay. The 446± feet of deep-water shoreline is accessible to Port St. Joe, Apalachicola, and the Gulf of Mexico to the east, and Panama City, Panama City Beach, Destin, and the Gulf of Mexico to the west, all via the Intracoastal Waterway. Lot 4 includes a 225± ft. dock. The common area infrastructure is in place to include brick paved driveways and parking, lush landscaped and irrigated grounds, underground stubbed utilities, and decorative streetlights, the lots are ready for development. The Declaration of Covenants, Conditions, Restrictions and Easements for the subdivision have not yet been recorded in the event a buyer wishes to modify this document. The Homeowners Association fees cover the following items: common area outside lighting, electricity for the landscape pump, landscape maintenance, irrigation maintenance and reserves. Lots can be purchased separately for \$149,000 each, each lot includes a 250± Ft. Dock.

OFFERED PRICE: \$599,000



www.countsrealestate.com

For Further Information - Contact

CHARLIE HAAS
COMMERCIAL DIVISION

3009 Highway 77, Suite H; Panama City, FL. 32405

Cell (850) 896-2240, Phone (850) 248-3615, Fax (850) 248-3624