

### Something To Think About

Keaton Beach has only one motel, which fills up quickly, then folks have two other options; either they can rent a house or townhouse (which isn't cheap), or get a motel room in Perry that's 20 miles from Keaton Beach. Since space is so limited why not own a home that also helps pay the mortgage?

Property can be Homesteaded if you are a full time resident.



Dock



Front Porch

### WHAT YOU SHOULD KNOW ABOUT REAL ESTATE ON THE TAYLOR COUNTY COAST

Taylor County has the longest continuous coastline of any county in the State of Florida, with 90% of it owned by the State, it won't ever be developed as it has in other coastal areas. This area of Florida will remain as it was meant to be. Even though five miles of the coastline from Dekle Beach to south of Adams Beach is privately owned by Dr. J. Crayton Pruitt, there won't ever be any waterfront property located on canals as there are at "The Beaches". Keaton Beach, Cedar Island, Dark Island, Ezell Beach, and Dekle Beach are the only waterfront properties that will ever be located on canals.

These are special communities, each one is small and unique in it's own way, but as a whole everyone at "The Beaches" shares a community spirit like no where else, whether they're a full or part time resident or just here for a weekend of fishing or scalloping. Or if you're a beach person there's always the beach for sunning yourself or for the little ones to play in the water. If you're into walking you can enjoy the 700 foot pier. No matter where you go, people are friendly, outgoing and ready to take the time to stop and speak or lend a hand if needed.

In the July 19, 2006 edition of the Taylor County Taco Times Newspaper an article on the front page described the new development that Dr. Pruitt has planned for what will be Magnolia Bay Marina & Resort. According to the article, Dr. Pruitt and his project manager Chuck Olson are doing things the right way in regards to the environment. They have hired several experts in many different fields to determine the best way to handle the project. According to Chuck Olson, project manager, along with the marina, "one-third of the boat slips built at the marina will be available to the general public, as well as access to the gulf through the resort's boat ramp and channel. We estimate some 300 boats will be able to launch daily from the ramp, which is twice the capacity of the public ramp at Keaton Beach. In order for this to be feasible financially, the plans also include a large commercial section, including some 280,000 square feet of commercial space in the town center. We will have 1,400 commercial condos, of which 870 will be hotel/motel rooms."

#### **NOW ASK YOURSELF THIS.....**

##### Where would you like to buy a house?

A) On a canal, with only taxes to pay, and your very own dock to keep your boat at.

B) A condo, with taxes, homeowner's fees, dockage fees, and neighbors on the other side of the wall, plus an outrageous price for not very much space. And have to pay extra to have your condo facing the water/marsh.

##### Where would you like to keep your boat?

A) Your own dock in your own back yard. And with room for 300 boats to be launched at the new public ramp at the resort, the Keaton boat ramp shouldn't be as busy.

B) The resort's dock with dockage fees.

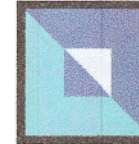
##### Where would you like to spend your vacation?

A) In your own private home, with the freedom to do what you want.

B) In your condo at the resort with all kinds of deed restrictions.

If you buy a house at "The Beaches" it's yours, you'll have the freedom to do what you want. If you want to rent your house or even better buy a house with an apartment in it, you can, without any restrictions placed upon you. You'll be able to charge less rent than you would if you had a condo at the resort because your overhead will be less, and by charging less rent you'll be able to keep it rented. The resort will cater to a different crowd than the people who are currently coming to "The Beaches", they're not going to want to pay the high prices to stay in the hotel or the condos. They'll want to come to "The Beaches" to do what they've always done, fish, scallop, family get-togethers and to have fun.

So where would you buy a house? Right now is a good time to buy since it seems to be a buyer's market. So take advantage before it's too late.



**BEST BUY AT  
KEATON BEACH!**

## **Large House With Four Rental Units**

**Only One Of Its Kind**



*(formerly Captain's Quarters Lodge)*

**On Two Lots, Deep Canal, With  
Six Slip Floating Dock, & Fish  
Cleaning Station**

**Beach Realty  
850.578.2039**

This unique Florida Cracker style house, originally built by a family with thirteen children, has a large breezeway that divides the house in the center, on both the main floor and ground floor. It was purchased by the current owners in December 1999 and opened in April 2000 as Captain's Quarters Lodge. The Lodge was closed in late 2004 due to health problems within the family.

The house consists of three floors, the ground floor which has one rental unit, a laundry room with washer & dryer, garage/shop (which is plumbed and can be made into 5th unit), and a storage room. The main floor has a large front porch, three rental units, and the main living quarters. The third floor is unfinished, has two porches and has been used for storage. All units have separate entrances.



Kitchen

The exterior cedar siding and the roof are two years old, the seawall is 3 years old.

There are two electric meters (one on each side), two grinder pumps, and only one water meter.

**THIS IS A MUST SEE!!**

You can live in and rent the units or turn it all over to a local real estate office to rent it all. (Formerly known as Captain's Quarters Lodge Keaton's Only Waterfront Lodge)

**Main Living Quarters**

The main living quarters consists of 3 bedrooms, 2 full baths, large kitchen and living room. New wood laminate floors in living area, kitchen and hall. This part of the house comes with a gas



Living room

fireplace, side by side refrigerator, gas range, dishwasher, and is furnished with two full size beds and one single bed, leather sofa, love seat, & recliner, color TV, DVD player, & dinette set.

Central heat and a/c was installed two years ago.



Kitchen

**Rental Units:**

**Main Floor Units**

- #1 motel type room - sleeps four  
1 bath with shower, small kitchen area with microwave and small refrigerator
- #2 large one bdrm apartment, sleeps 6  
1 full bath, 1 full size bed, dinette set, glass top electric stove, microwave, full size refrig & TV
- #3 two room efficiency, sleeps 4  
1 full bath, full size bed, dinette set, small electric stove, microwave, refrig, & TV

**Ground Floor Unit**

- #4 two bedroom, sleeps 6  
living area, 1 bath with shower, 2 full size beds, dinette set, small electric stove, microwave, refrig, & TV

All Units have window a/c units and electric heat. Plus comes with sheets, towels, commercial bedspreads and kitchen supplies, including toasters, & coffee makers. All porch furniture, including wicker set on breezeway and two upright freezers also come with the house.

Unique Florida Cracker Style Building separated by a large breezeway, with a large 3/2 on one side and 3 rental units on the other (main floor), with a 4th apartment on the ground floor, offers a Great Income Opportunity .



**\$1,195,000.00**

**Beach Realty  
850.578.2039**