

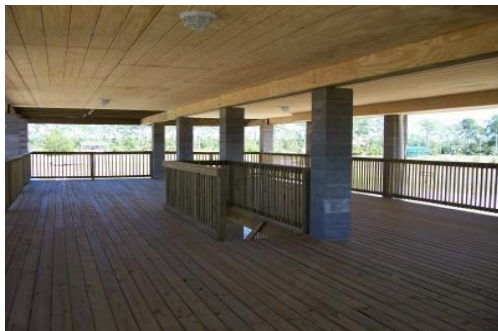
# FOR SALE Cedar Island Home Gulfview!

20970 Osprey Circle  
Keaton Beach  
FL, 32348



**\$240,000**

Contact Details: **Beach Realty Gulf Coast llc 850-578-2039**  
**Glenn Senter Owner/Broker**



Information:

**Year:** December 2006 New Construction – Cedar Island - the house was staged for sale at completion but is now empty and ready for move in.

Category: Coastal Property

**Area:** 1,681 Sq feet - heated and air-conditioned

Total Rooms: 9 with, 3 bedrooms, 2 bathrooms (tiled), laundry, kitchen (all appliances upgrade above builder standards) dining room, Office, Master bedroom has big walk-in-closet and master bathroom in roman bathtub with a separate walk-in-shower. Quality blinds and curtains all included. Laminated wood floors in all areas of house for easy maintenance.

All NEW Appliances: Double Door Refrigerator, Stove, Microwave, Dishwasher.

**Building Specifications:** Steel beams wrapped in concrete block. 18 concrete block pillars 28 feet high. This house is built to Taylor County, Florida strict housing specifications and complies with insurance standards therefore you can get an approved mortgage for this property. Built out of good-quality, durable Hardie plank siding with windows that are all insulated. Ceiling Fans x 4, Roof: metal . This is a excellent quality house.

**Property Appraisal:** The property has been appraised for higher than the selling price in December 2006.

**Deck Area:** Mezzanine Level - 1,920 sq foot, first level deck with electricity, paneled ceiling - gentle ocean breeze

**Porch Area:** Two porches with a total 240 sq foot on top level (90 + 150)

**Wrap around Deck:** 708 sq foot (364 +108 + 216)

**Parking Area:** 1,920 sq feet of concrete parking covered.

**Lot Size:** Lot 31 – Sandpiper Unit – 0.41 acres

**Property Survey:** Available and done December 2006

House is connected to the community water and sewer system.

It is located only 2 miles from the public boat ramp at Keaton Beach and only 1 mile from the Dark Island Public Boat Ramp.

**Elevation Certificate:** Available and done in December 2006

**Property Disclosure:** Builder's property disclosure is available

**Homeowners association:** Yes (helps to improve the quality and resale value of property in neighborhood)

Contact: Please call for a personal tour of this incredible home.

*This is an excellent investment even in the current Real Estate Market.*