



# 515503

Single Family lot

4264 S Atlantic WBS, 32127

Area: 12 S Dunlawton to N of Ponce In County: VL [Gallery\(9\)](#)  
[Neighboring Properties](#) [Volusia County School Board](#)

\$79,000

Status: Sold



<b>Lot Size:</b>	70 x 85	<b>Road Frontage:</b>	70
<b>Acreage:</b>	.14	<b>SQ Footage:</b>	5950
<b>Subdivision:</b>	Not On The List		
<b>Zoning:</b>	RESIDENTIA	<b>Zone Complies:</b>	Y
<b>Survey:</b>	Y	<b>Plat:</b>	N
<b>Divide:</b>	N	<b>Subordinate:</b>	N
<b>Topo:</b>	N	<b>Soil Test:</b>	N
<b>Developed:</b>	N	<b>Recorded:</b>	N
<b>Foreign Seller:</b>	N	<b>Internet:</b>	Y

**Virtual Tour:**

**Land Type (Residential):**

**Land Type (Commercial):**

**Streets:** Asphalt

**Water:** Public

**Sewer:**

**Utilities At Site:** Electric , Water , Sewer , Telephone

**Waterfront:** Oceanview

**Special Conditions:**

**Financing:**

**Directions:** DUNLAWTON EAST TO SOUTH ATLANTIC AVENUE - GO SOUTH TO PONCE INLET TO 4264 S. ATLANTIC - PROPERTY IS ACROSS FROM THE OCEAN.

**Easement:** -

**Remarks:** \*\*\*\* BEAUTIFUL LOT LOCATED DIRECTLY ON A1A ACROSS FROM THE PRISTINE, "DRIVE-FREE" BEACH \*\*\*\* ENJOY OCEAN VIEWS AND CLOSE BEACH ACCESS WHEN YOU BUILD YOUR DREAM HOME \*\*\*\* WATER METER SERVICE IS IN EXISTENCE & IMPACT FEE PAID BY SELLER. ENJOY THE SUGAR SAND BEACHES OF THIS BEAUTIFUL INLET WHERE THE SEA TURTLES COME TO LAY THEIR EGGS. THIS LOT IS JUST NORTH OF PONCE INLET (PREVIOUSLY RATED IN THE TOP 10 BEACHES IN THE U.S.) A BARRIER ISLAND SURROUNDED BY THE HALIFAX RIVER AND THE ATLANTIC OCEAN WITH IT'S HISTORIC LIGHTHOUSE, MARINE SCIENCE CENTER, ENJOY AMAZING SUNSETS WHILE YOU SIP A DRINK AT ONE OF THE QUIANT SEASIDE RESTAURANTS WITH INDOOR/OUTDOOR DINING. THERE ARE ALSO NEARBY MARINAS, THE PONCE INLET LIGHTHOUSE AND JETTY PARK, CHARTER FISHING, AND MUCH, MUCH MORE IS JUST A SHORT DISTANCE TO THE SOUTH!!!! ENJOY BEAUTIFUL SUNRISES AND THE PEACEFUL SOUNDS OF THE WAVES \*\*\*\*\* A SHORT DRIVE TO ORLANDO, ST. AUGUSTINE, CAPE CANAVERAL, AND OTHER DESIRABLE DESTINATIONS! OWNER IS A LICENSED CONTRACTOR AND CAN BUILD TO SUIT IF YOU DESIRE OR BUILD THE CUSTOM HOME PLANNED FOR THIS LOT. CAPTURE THIS GREAT OPPORTUNITY TO OWN A "SLICE OF PARADISE"!!!!

<b>Listing Office:</b>	Ponce Inlet Realty, Inc	<b>Listing Agent:</b>	Diane Caron	<b>Agent #:</b>	9409
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<b>Phone:</b>	(386) 761-3004	<b>Listing Agent 2:</b>	Paul Caron	<b>Agent #:</b>	10730
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<b>Sub Agent:</b> 0.0	<b>NRR Req?:</b> N	<b>NRR:</b> 0.0	<b>Buyer Agent:</b> 3.0	<b>Trans Broker:</b> 3.0	<b>Orig. \$:</b> \$99,000
<b>Sell Date:</b> 06/09/2011	<b>Sell Agent:</b> Maryann Bates	<b>Sell Firm:</b> Adams Cameron & Co. REALTORS			
<b>Sell Price:</b> \$67,500	<b>Sell Agent #:</b> 7179	<b>Sell Firm #:</b> 0285			

**Showing Instructions:** Go Show

**Legal Description:** W 60.01 FT OF S 35 FT OF LOT 4&W 60.1 FT OF N 35 FT OF LOT 5&E 25 FT OF S 35 FT OF LOT 21& N 35 FT OF LOT 20 BLK 9 WILBUR BY THE SEA 1ST ADD PER OR 3002 PG 1108 PER OR 5456 PG 4829 PER OR 5504 PG 0153

**Parcel ID:** [Realist.com](#) [Start a Transaction](#)

**Agent Remarks:** \*\*\*\* \$1,000 SELLING AGENT BONUS UPON SUCCESSFUL CLOSING \*\*\*\* For more information contact Diane Caron at (386) 846-2339 or Paul Caron at (386) 846-3336.

**List Dt:** 02/07/2011      **Withdrawn Dt:**      **Expire Dt:**      **CDOM:**

This information has not been verified, and there are no warranties expressed or implied.

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