

**739677 Public Report - Residential Condominium - Active** **\$298,000**

**Address:** 1002 E Highway 98 406, Destin, FL 32541  
**County:** Okaloosa  
**Area:** 14 - Destin  
**Sub Area:** 1401 - Destin Beaches West  
**Project Name/Subdivision:** PELICAN BEACH RESORT CONDO  
**Zoning:**  
**Parcel ID:** 00-2S-22-2033-0004-4060  
**Elementary School:** Destin  
**Middle School:** Destin  
**High School:** Fort Walton Beach  
**Apx:** 873  
**SqFt(Htd/Cooled):**  
**Price/SqFt:** \$341.35

**Bedrooms:** 1  
**Total Baths:** 2  
**Full Baths:** 2  
**Half Baths:**  
**Design:** N/A  
**# Stories:**  
**Units Above Ground:** 4  
**Stories In Unit:** 1  
**Year Built:** 1996  
**Immediate Occupancy:** Yes  
**Construction Status:** Complete  
**SqFt Source:** Condo Docs  
**Pool:** Yes  
**Pool Type:** Community



**Directions:** Across from Big Kahuma Water Park  
**Legal Description:** Pelican Beach Resort Unit 406

**Remarks:** Great views from this well maintained beachy beachfront unit. It has tile on the diaganol, updated furniture, built-in bunks beds with bead board and lighting, and just the right touches to keep your renters coming back year after year. Good rental history. Call me for details. Amenities include, 3 pools, spa, sauna and steam room, gym, cafe, tikki bar, huge open deck, tennis courts and covered parking. Income 2015:23,801.00 Owner stays in the winter.

<b>Garage Spaces:</b>	<b>Waterfront Feet:</b>	<b>Acreage:</b>	<b>Beach Frontage:</b>
<b>Driveway Spaces:</b>	<b>Waterfront:</b> Gulf	<b>Farm Info:</b>	
<b>Lot Features:</b>	<b>Waterview:</b> Gulf		
<b>Lot/Parcel Access:</b>	<b>Lot Dimensions:</b>		
<b>Parking Features:</b> Covered			

<b>Room Name</b>	<b>Lvl</b>	<b>Dimnsns</b>	<b>Construction/Siding:</b> Concrete
Dining/Living Combo	1	16.5x15	<b>Project Facilities:</b> BBQ Pit/Grill; Community Room; Dumpster; Elevators; Exercise Room; Fishing; Game Room; Gated Community; Laundry; Pool; Sauna/Steam Room; Tennis; TV Cable; Waterfront <b>Exterior:</b> BBQ Pit/Grill; Deck Open; Hot Tub; Pool - Heated; Pool - In-Ground; Sauna/Steam; Shower; Sprinkler System; Tennis Court <b>Interior:</b> Breakfast Bar; Floor Tile; Floor WW Carpet New; Furnished - All; Hallway Bunk Beds; Owner's Closet; Window Treatment All <b>Appliances:</b> Disposal; Refrigerator W/IceMk; Smoke Detector; Stove/Oven Electric <b>Utilities:</b> Electric; Public Sewer; Public Water; TV Cable <b>Existing Leases:</b> <b>Mstr Bdrm/Mstr Bath:</b> MBath Garden Tub <b>Energy:</b> AC - Central Elect; Heat Cntrl Electric; Water Heater - Elect
Bedroom - Master	1	12x11	
Kitchen	1	10x9	

<b>Assessment Amount:</b> 360.1 Monthly	<b>Homestead:</b> No	<b>Rent/Mo:</b>
<b>Fees Include:</b> Accounting; Ground Keeping; Insurance; Legal; Management; Trash Disposal; TV Cable; Water	<b>Land Lease P/Year:</b>	<b>Lease Expiration Dt:</b>
<b>New Buyer Fee Amt:</b> 100 \$	<b>Assessment Fees:</b> Yes	<b>Is Subject Leased:</b> No
	<b>Last Taxes Last Tax Year:</b>	<b>Assumable Mtg Typ:</b>
		<b>Financing:</b> Conventional

**Listing Office:** Adams Real Estate Inc EPAR  
**Co-listing Office:**  
**As Is:** No  
**Brokerage Interest:** No Interest

**Agent Ph:** **Sale Type:**

**Mortgage Type:**

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pelicanbuilding



Pelican8



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1915



P1020209



P1020216





P1020248



P1020250



P1020251



Kitchen



P1020228



P1020236



P1020232



P1020219



P1020220



P1020241



P1020211



P1020240





pelicancourts



1712insidepool



P1020247



1712chicki



1712spa



pgasgrills



pelicanbeachnightshot



P1020252



