

**808180 Public Report - Residential Condominium - Active**

**\$320,000**

**Address:** 970 E Highway 98 705, Destin, FL 32541  
**County:** Okaloosa  
**Area:** 14 - Destin  
**Sub Area:** 1401 - Destin Beaches West  
**Project:** TERRACE AT PELICAN BEACH  
**Name/Subdivision:**  
**Zoning:**  
**Parcel ID:** 00-2S-22-2500-0000-0705  
**Elementary School:** Destin  
**Middle School:** Destin  
**High School:** Fort Walton Beach  
**Apx SqFt(Htd/Cooled):** 1,072  
**Price/SqFt:** \$298.51

**Bedrooms:** 2  
**Total Baths:** 2  
**Full Baths:** 2  
**Half Baths:**  
**Design:** N/A  
**# Stories:**  
**Units Above Ground:** 7  
**Stories in Building:** 16  
**Stories In Unit:** 1  
**Year Built:** 1999  
**Immediate Occupancy:** Yes  
**Construction Status:** Construction Complete  
**Balcony SqFt:** 173  
**SqFt Source:** County PA Records  
**Pool:** Yes  
**Pool Type:** Community



**Directions:** From Highway 98 turn south into Pelican Beach Resorts. After entering through the guard gate, Terrace is located on your immediate right.

**Legal Description:** THE TERRACE AT PELICAN BEACH UNIT 705

**Remarks:** This 7th floor unit at Terrace at Pelican Beach overlooks the lake and Gulf, with the Destin bridge in the distance – views you'll never tire of taking in. The open kitchen, dining, and living areas offer plenty of space for vacationing with the family. Glass sliders lead to the balcony from both the living room and master suite. The guest room, full hall bath, and laundry closet are on the north side of the unit. Pelican Beach Resort offers family friendly amenities including: Beach access, heated pool, fitness room, grills, hot tub, tennis, game room, cafe, beachside tiki bar, and more! Big Kahuna's Water Park is just across the street, and you're just minutes from all the fun at Destin Harbor. Paradise. 2017 Gross Rentals: 19k+. 2018 YTD Gross Rental: 17k+. Projections as much as: 28k+.

<b>Garage Spaces:</b>	<b>Waterfront Feet:</b>	<b>Acreage:</b>	<b>Beach Frontage:</b>
<b>Driveway Spaces:</b>	<b>Waterfront:</b> Lake	<b>Farm Info:</b>	
<b>Lot Features:</b>	<b>Waterview:</b> Gulf, Gulf/Pass; Harbor; Lake		
<b>Lot/Parcel Access:</b>	<b>Lot Dimensions:</b>		
<b>Parking Features:</b> Guest			

<b>Room Name</b>	<b>Lvl</b>	<b>Dimnsns</b>	<b>Construction/Siding:</b>
Dining/Living Combo	1	13 x27	<b>Project Facilities:</b> BBQ Pit/Grill; Beach; Community Room; Deed Access; Dumpster; Elevators; Exercise Room; Fishing; Game Room; Pool; Sauna/Steam Room; Tennis; TV Cable; Waterfront; Whirlpool
Kitchen	1	12.1X13	<b>Exterior:</b> Balcony
Bedroom - Master	1	11.9XX12.1	<b>Interior:</b> Breakfast Bar; Floor Tile; Floor WW Carpet; Furnished - All; Owner's Closet; Pantry; Washer/Dryer Hookup
Bedroom - Additional	1	10X12	<b>Appliances:</b> Dishwasher; Disposal; Dryer; Fire Alarm/Sprinkler; Microwave; Oven Self Cleaning; Refrigerator W/IceMk; Smoke Detector; Stove/Oven Electric; Washer
			<b>Utilities:</b> Electric; Phone; Public Sewer; Public Water; TV Cable
			<b>Existing Leases:</b>
			<b>Mstr Bdrm/Mstr Bath:</b> MBath Cultured Mrble; MBath Double Vanity; MBath Dressing Area; MBath Tile; MBed Balcony; MBed Carpeted; MBed Waterfront
			<b>Energy:</b> AC - Central Elect; Ceiling Fans; Double Pane Windows; Heat Cntrl Electric; Insulated Doors; Water Heater - Elect

<b>Assessment Amount:</b> 481.06 Monthly	<b>Homestead:</b> No	<b>Rent/Mo:</b>
<b>Fees Include:</b> Accounting; Ground Keeping; Insurance; Land Recreation; Legal; Licenses/Permits; Management; Recreational Facility; Repairs/Maintenance; Security; Sewer; TV Cable; Water	<b>Land Lease P/Year:</b>	<b>Lease Expiration Dt:</b>
<b>New Buyer Fee Amt:</b>	<b>Assessment Yes</b>	<b>Is Subject No</b>
	<b>Fees:</b>	<b>Leased:</b>
	<b>Last Taxes:</b> 2,568.08	<b>Assumable</b>
	<b>Last Tax Year:</b> 2017	<b>Mtg Typ:</b>
		<b>Financing:</b> Conventional

<b>Listing Office:</b> Re/Max Beaches EDAS	<b>Agent Ph:</b>	<b>Sale Type:</b>
<b>Co-listing Office:</b> Re/Max Beaches		
<b>As Is:</b> No		
<b>Brokerage Interest:</b> No Interest		

<b>List Price:</b> \$320,000	<b>Days On Market:</b> 15
	<b>Cumulative DOM:</b> 15
	<b>Mortgage Type:</b>

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Terrace at Pelican Beach



Welcome to Terrace Unit 705



Welcome to Terrace Unit 705



Kitchen



Kitchen



Kitchen & Breakfast Bar



**Kitchen & Breakfast Bar**



**Dining Area**



**Dining Area**



**Living Area**



**Living Area**



**Living Area**



Living Area



Living Area



Glass sliders lead to large balcony.



Beautiful Views



Spacious Balcony



Spacious Balcony



**Spacious Balcony**



**Spacious Balcony**



**Master Suite**



**Master Suite**



**Master Suite with balcony access.**



**Master Suite**



Master Bath



Master Bath



Master Bath



Guest Room



Guest Room



Hall Bath



**Laundry Closet and Hall Bath**



**Full Hall Bath**



**First Floor Lobby**



**Fitness Room**



**Terrace Pool**



**Grilling & Picnic Area**



**Grilling Area**



**Tennis Courts**



**Terrace At Pelican Beach**



**Arcade Room**



**Beachside Tiki Bar**



**Big Kahuna's Water Park**





**Beach Access**



**Beach Access**



**Beach Access**



**Chair Rentals**



**Chair Rentals**



**Paradise.**

