

## WEALTHCREATION NWFLORIDA, LLC

Residential - DSF  
**MLS#:** 373074 **OfficeFile#:** **ListPrice:** \$129,900  
**Status:** Active **Last Change:** 12/15/2008 **ApproxSF:** 1,200  
**Address:** 220 COQUINA SHELL WAY **\$/Sqft:** \$108.25  
 PANAMA CITY BEACH, FL **TotalRooms:** 7 **Bedrooms:** 3  
**Zip:** 32407 **Baths Full/Half:** 2/0  
**Con Docs:** N **Ownership/Sale Type:** Short Sale  
**MainArea:** 03 BB-Bay County-Beach **Stories:** 1  
**SubArea:** 0307 - Beach E of Hwy 79 **YearBuilt:** 2003  
**Subdiv:** PALM COVE PHASE I **ImmOcc?** Y  
**ParcelID:** 34039-254-000 **ConstrStat:** ConstrCmplt  
**ElemSch:** Hutchison Beach **Middle:** Surfside **High:** Arnold  
**Dir:** From Hutchison Blvd, turn NORTH into Palm Cove subdivision (WEST of Publix). Go through the guard gate and make first RIGHT onto Seashore Lane then first LEFT onto Coquina Shell Way... home is on the RIGHT.  
**Legal:** EMERALD COAST CLUB PH I 47B LOT 54 ORB 1987 P 1661 ORB 2096 P 1406 ORB 2289 P 2139 ORB 2527 P 83



NEW TILE AND CARPET AS OF FEBRUARY 2008!! SELLER MUST SELL!! This "Seabreeze" model in Palm Cove, a gated community in the heart of Panama City Beach on Middle Beach Road (Hutchison Blvd.) was freshly painted in August 2007. Buy here and WALK to Grand Panama, Bonefish Grill or Another Broken Egg..OR.. drive just minutes to Pier Park and the beaches! \*\*THERE IS ALREADY A BANK NEGOTIATOR ASSIGNED TO THIS FILE...WACHOVIA IS THE LENDER\*\*

**PrkingSpc:** **LotSize:** 35X70 **LotAcc:** **WatFrnt:**  
**PrkingTyp:** DRIVEWAY ONLY **Acres:** 0 **Zoning:** Residential Single Family **WatView:**  
**PrkingFeat:** **WFFeet:** **LotFeat:**  
**ProjFacil:** Pool, Security: Gate / Entry Only

Room Type	Lvl	Dimnsns	Design:	
LivingRoom	1	13x37	Traditional	
Dining/Kitchen	1	10x14		
Laundry	1	5x8	<b>Const/Siding:</b>	FndationSlabOnGrade, Frame, Roof Composite Shing, Roof Shingle/Shake, Siding
Bedrm:Master	1	12x13		Stucco, Trim Vinyl
Bedrm:Additnl	1	9x10	<b>ExtFeatures:</b>	
Bedrm:Additnl	1	10x10	<b>IntFeatures:</b>	Furnished:None
			<b>Appliances:</b>	Dishwasher, Clothes Dryer, Refrigerator, Stove/Oven Electric, Clothes Washer
			<b>Utilities:</b>	Electric, Public Water, Public Sewer: On Site
			<b>Energy:</b>	A/C: Central Electric, Ceiling Fan(s), Heat: Central Electric, Water Heater: Electric

**Mbed/Mbath:**

**TaxYr:** **Taxes:** **Hmstd:** **SaleSubjtoLease:**Y  
**LandLease/Year:** **MonthlyRent:** **AssmMtgTyp:**  
**AssocFee:** \$60 **LeaseExpDate:** 10/31/2007 **Financing:** Conventional, Exchange, FHA, VA, Cash, FMHA-USDARuralDev  
 Monthly  
**NewBuyerFee:** **ExistLeases:** 0-6 Months  
**Assoc.FeesIclude:**Ground Keeping, Recreational Facilities

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 Prepared by Evan Brusilow of WEALTH CREATION NW FLORIDA on 1/6/2009 11:38:47 AM