

Joanne Allen P.A.

(305)923-0239

(305)397-2755 Efax

Lands End Real Estate, Inc.

WWW.Sharkkeyflorida.Com

Joanne@Sharkkeyflorida.Com

BANK OWNED VACANT PROPERTY!



42 CANNON ROYAL DRIVE, SHARK KEY \$399,000.

WATERFRONT LOT LOCATED ON THE SUNSET SIDE OF SHARK KEY WITH 91 FEET OF WATERFRONT PROPERTY. AMENITIES TO THIS GATED ISLAND COMMUNITY INCLUDE AN INLAND BEACH & SWIMMING LAGOON, TENNIS COURTS AND CLUB HOUSE FOR YOUR ENJOYMENT. SHARK KEY DEVELOPMENT HAS THE "RIGHT OF FIRST REFUSAL."

42 CANNON ROYAL DRIVE, SHARK KEY

**LEGAL DESCRIPTION: Blk. 3 Lot 4 Shark Key Amended & Revised Plat PB&-49
OR1787-2326/27 0r2100-449150**

ZONING: IS

LOT: 17,232 SQ. FT, (+-)

HOUSE SIZE: 2800 SQ. FT. MINIMUM ON ISLAND LOTS

LOT COVERAGE: 30% OF LOT SIZE

SET BACKS: FRONT.....30 FT.

REAR.....20 FT.

SIDE:.....15 FT.

**MONTHLY MAINTENANCE ASSESSMENT FEE: \$380.00 PER LOT SHARK
KEY IS A MANDATORY HOMEOWNER'S ASSOCIATION.**

**PRIVATE ISLAND WITH GATED ENTRANCE: KEY PUNCH,INTERCOM
ENTRY, REMOTE.**

DEED RESTRICTIONS: YES

**ALL CONSTRUCTION PLANS MUST MEET DESIGN STANDARDS AND
BUILDING RESTRICTIONS AND PLANS MUST BE APPROVED BY AN
ARCHITECTURAL REVIEW BOARD (ARB).**

**ISLAND FEATURES: INLAND BEACH & SWIMMING LAGOON
CLUBHOUSE & TENNIS COURTS**

PROPERTY WILL BE TRANSFERRED BY SPECIAL WARRANTY DEED.

**BUYER MUST VERIFY AS SELLER PROVIDES NO WARRANTY
REGARDING THE ABILITY TO BUILD ON THE LOT OR UTILIZE ANY
PERMITS THAT MAY HAVE BEEN ISSUED FOR THE PROPERTY.**

**IMPORTANT NOTICE: FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES PROVIDE THIS
NOTICE TO ALL POTENTIAL SELLERS AND BUYER OF THE REAL ESTATE. YOU SHOULD NOT
ASSUME THAT ANY REAL ESTATE BROKER OR SALESPERSON REPRESENTS YOU UNLESS YOU
AGREE TO ENGAGE A REAL ESTATE LICENSEE IN AN AUTHORIZED BROKERAGE RELATIONSHIP,
EITHER AS A SINGLE AGENT OR AS A TRANSACTION BROKER. YOU ARE ADVISED NOT TO
DISCLOSE ANY INFORMATION YOU WANT TO BE HELD IN CONFIDENCE UNTIL YOU MAKE A
DECISION ON REPRESENTATIONCAUTION- Care is taken in obtaining and publishing this information.
While it is believed to be correct, it is not guaranteed. Buyers must verify to their satisfaction prior to making a
decision or commitment to buy the property presented here. All Measurements are Approximate.**

