

\$751,000 - 7001 & 7005 Old Spanish Trl Rd, Milton

MLS® #611373

\$751,000

3 Bedroom, 2.00 Bathroom, 1,357 sqft
Residential on 3 Acres

None, Milton, FL

This is a unique opportunity to own your own marina on the Blackwater River in Milton, Florida. This opportunity is perfect for nature lovers and anyone who loves boating. This quiet deep-water marina & 3BD/2BA Boat House is located on a pristine river offering many outdoor activities such as boating, fishing, kayaking, canoeing, and swimming. The current owners are absent, and the potential income can be increased substantially. With approximately 1,200 feet of deep water frontage, and 15 slips currently licensed by the Florida Department of Environmental Protection, there is plenty of room to expand the number of slips if desired or increase your enjoyment by building a restaurant or small motel right on the water! The house is approximately 1,357 SQFT and airconditioned. It includes an enclosed patio of about 380 sqft with a workshop of nearly 200 sqft - perfect for someone who wants to live on-site or rent out the unit separately. located just 34 minutes to downtown Pensacola, just 44 minutes to Pensacola beach, and 48 minutes to NAS.

Built in 1993

Essential Information

MLS® #	611373
Price	\$751,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	3.00
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	7001 & 7005 Old Spanish Trl Rd
Subdivision	None
City	Milton
County	Santa Rosa
State	FL
Zip Code	32583

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	2 Car Carport, Front Entrance, Guest, RV Access/Parking
View	Bay, Bayou, River, Water
Is Waterfront	Yes
Waterfront	Bayou, River Front, Waterfront, Block/Seawall, Boat Launch, Pier
Has Pool	Yes
Pool	None

Interior

Interior Features	Baseboards, Ceiling Fan(s), High Speed Internet, Vaulted Ceiling(s), Smart Thermostat, Sun Room
Appliances	Gas Water Heater, Dryer, Washer, Dishwasher, Freezer, Microwave, Refrigerator, Self Cleaning Oven
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One, Ground Floor

Exterior

Exterior Features	Dock, Boat Slip, Boat Slip Utilities
Lot Description	Cul-De-Sac
Roof	Metal
Foundation	Off Grade

School Information

Elementary	East Milton
Middle	King
High	Milton

Additional Information

Zoning	Commercial,Mixed Residential Subdiv
HOA Fees Freq.	Annually

Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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