

2018

ISSUE 5

WATERFRONT PROPERTY



Livin' Right

Real Estate
livinrightrealestate.com



The Waterfront Issue

Waterfront | *NEW* Livin Right Office | Fluid Surf Shop

Contents

4 Waterfront by Livin' Right

The Livin' Right Team spends a lot of time working on waterfront real estate mainly because it is what we all enjoy even beyond the job. There is something special about living on the water that is hard to describe until you've done it. It could be the peace of watching the dolphins, swimming in your backyard, hopping on a boat in a moment's notice or many other attributes, but it is what makes our area an amazing place to live and grow up.

9 Livin' Right Headquarters

We have thrived the last 5 years with our office in the First City Bank main office. However, we decided it was time to grow Livin Right and create a homebase for us to promote the lifestyle we embody. Check out our new space and come visit us.

10 Fluid Surf Shop

There are a few local staples around the area who have bred and nurtured our small but active surf community for years, and Tim Carr at Fluid Surf Shop has been the chill and humble epicenter of this group through the Fluid Surf Shop in Fort Walton Beach.

11 Matt's Musings

Waterfront has a little more to it than just wanting to live on the water. One should really talk to a local who has lived on the water in the area they like and ask what is good or bad about it. Every area has some trade off and coming up with a priority list will help you and your agent find the perfect property.



Photos by Scott Schaeffler

Top: Shalimar. Sold
Bottom: Shalimar. Sold

Livin' Right Waterfront

*The jewel of our area is its waterfront.
It is beautiful. It is fun. It is relatively
affordable.*

We are proud to claim that every agent at Livin Right has bought, sold and lived in waterfront property, and every agent at Livin Right has sold a waterfront house in the last year. Seeing ourselves as ambassadors of the area naturally makes us ambassadors of the waterfront.

The Emerald Coast waterfront is unique in both its beachside and bayside. On the beach, we have our world famous white sand and emerald green water. However, the Choctawhatchee Bay is still largely unknown and under-appreciated for the both its water and waterfront. We believe we could make solid argument that the Choctawhatchee Bay could very well be the best bay in the entire United States.

Our bay has a combination of features that are not found elsewhere. The water is clean and clear. The bottom is mostly soft sand with very little in the way of rocks or other obstacles for boats. Swimming here in the summer is like jumping into a warm bath. We have no tides or current to speak of except for the Destin Pass. We enjoy a fresh summer sea breeze, and the commercial traffic and industrial use of the bay is minimal not to mention we have miles of natural coastline protected by the military and the State of Florida. We truly do have a pristine and amazing playground of which we have not found a better overall spot anywhere.

Fortunately, most of us who live here know this but others have not figured it out because our area has some of the most affordable, quality waterfront in the United States as well. Considering that the median waterfront home price in Naples is \$3.3 million, our 1-2 million dollar homes in Destin or 500-800K homes in Fort Walton are a steal. There have even been Gulf front lots in Navarre Beach going for under \$500K in recent times! That said, our waterfront prices have started rising.

The houses that needed work on the Fort Walton waterfront sold in the 300's during the downturn. Now

Right: Photos by
Scott Schaeffler



Available. 70 Indian Bayou Dr, Destin. \$1,149,000



Available. 72 Indian Bayou Dr, Destin. \$1,099,000
Combined Property: 70 & 72 Indian Bayou Dr. \$1,990,000



Photos by: Scott Schaeffler

Top: 781 Bayou Dr, Destin. \$1,799,000

Bottom Left: 2402 Marina Dr, FWB. \$645,000

Bottom Right Top: Condo, Ft Walton. Sold

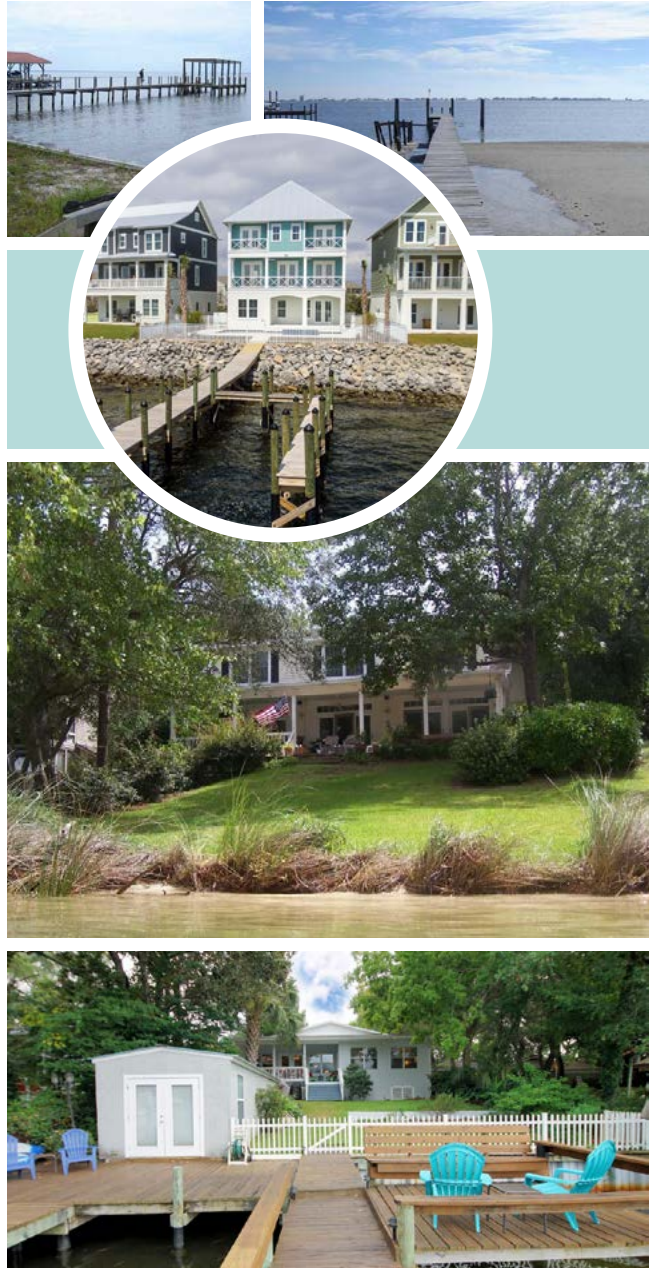
Bottom Right Bottom: Mary Esther. Sold

those houses are selling in the 400's and 500's. The houses in Destin have all started shifting up to and over a million dollars if they are in decent condition with good views. The waterfront prices in our area have lagged behind the normal market in appreciation, but now that tide is beginning to turn. If you are in the market to buy, then it is a good time to lock in while interest rates are still low and waterfront prices have not scaled dramatically upward. If you have been holding on for better times and want to liquidate, then we are pretty close to being back at par from before the recession. However, the waterfront market should continue to appreciate now that incomes are up; a lot of the sales in recent years have been done in cash; and there are not many foreclosures out there to drive the market down.

Whatever is your circumstance, we would certainly be willing to speak with you about your house buying or selling situation and would like to be your agency.

If you are interested in the waterfront, then email Matt@livinrightrealestate.com, and we'll put you on our update list for immediate updates on the waterfront areas in which you are interested.

"every agent at Livin Right has bought, sold and lived in waterfront property, and every agent at Livin Right has sold a waterfront house in the last year"



Top Left: Lot, Driftwood Estates, Santa Rosa Beach. SOLD

Top Right: Lot, Navarre. Sold

Circle: Shalimar. Sold

Bottom: Fort Walton. Sold

Very Bottom: 284 Kidd St, Ft Walton. Under Contract, Buyer's Side.



Top:Destin. Sold

Bottom Left: Shalimar. Sold

Bottom Right Top: \$1,250,000 Navarre Beach

Bottom Right Bottom: Ft Walton. Sold

Livin' Right's New Location

Opening our new office is a sign of Livin' Right's success and growth. We are one of the smallest brokerages with only four agents at the moment. However, out of 500 brokerages listed in our local MLS, we are #78 in terms of total volume of sales a year to date, and we have several high dollar sales in the pipeline, which will assuredly make us rise even higher before the year end. All of our agents have over \$1 million in sales. All of our agents have at least 2 or more waterfront sales in the last year, and all of our agents have unique backgrounds that allow them to cater to the niches they are passionate about. With these results, we needed our own space in order to better serve our clients by allowing our agents to do more with their clients and community.

Our new office is located on Staff Dr off Eglin Parkway near Tijuana Flats, Merrill Lynch, and Warren Averett. We chose our location close to Ferry Park in a quickly gentrifying neighborhood in order to allow us to do more client and community oriented events, and be a part of the resurgence and upgrade of the older Fort Walton Beach neighborhoods. It seems that everywhere you look, dilapidated houses are being torn down with new ones built and others are being restored to their former glory with unique modern and coastal flares that add to the character of the area. Fort Walton's downtown has also made great strides in recent years, and while the commercial inventory of Fort Walton has a ways to go in terms of architectural rejuvenation, we wanted to pick a building and location that

would encourage and be an asset to this positive trend for our home town.

We also know that a big part of creating a community that takes great pride in their city is the the quality of the interactions of its people. We commend the City for jumpstarting this with their concerts in the park, and organizations such as Run With It who host their weekly downtown runs. We started our contribution with Livin' Right Nights at the Yacht Club to give people an opportunity to try paddleboarding and sailing, and beginning this Fall, we will continue our community support by shifting Livin Right Nights to our new office and organizing Livin Right Bike Nights focusing on encouraging fitness and community through weekly bicycle rides. We'll set different routes from cruising bike riders with kids to routes for the more serious riders.



"We also know that a big part of creating a community that takes great pride in their city is the the quality of the interactions of its people"

*Matt McGee, Broker/Owner
matt@livinrightrealestate.com*

We also plan on using our new office to organize smaller events such as cooking classes, wine tastings, coffee groups or any other creative idea that the team comes up with to grow the relationships we have with our clients and our community. I take great pride in being able to own and run a company that not only has great people and provides great service, but also sees the larger picture of contributing to building and enhancing the fabric of our community both socially and through real estate.

Fluid Surf Shop

Location: 29 Eglin Pkwy SE
Fort Walton Beach, FL
www.fluidsurfshop.com

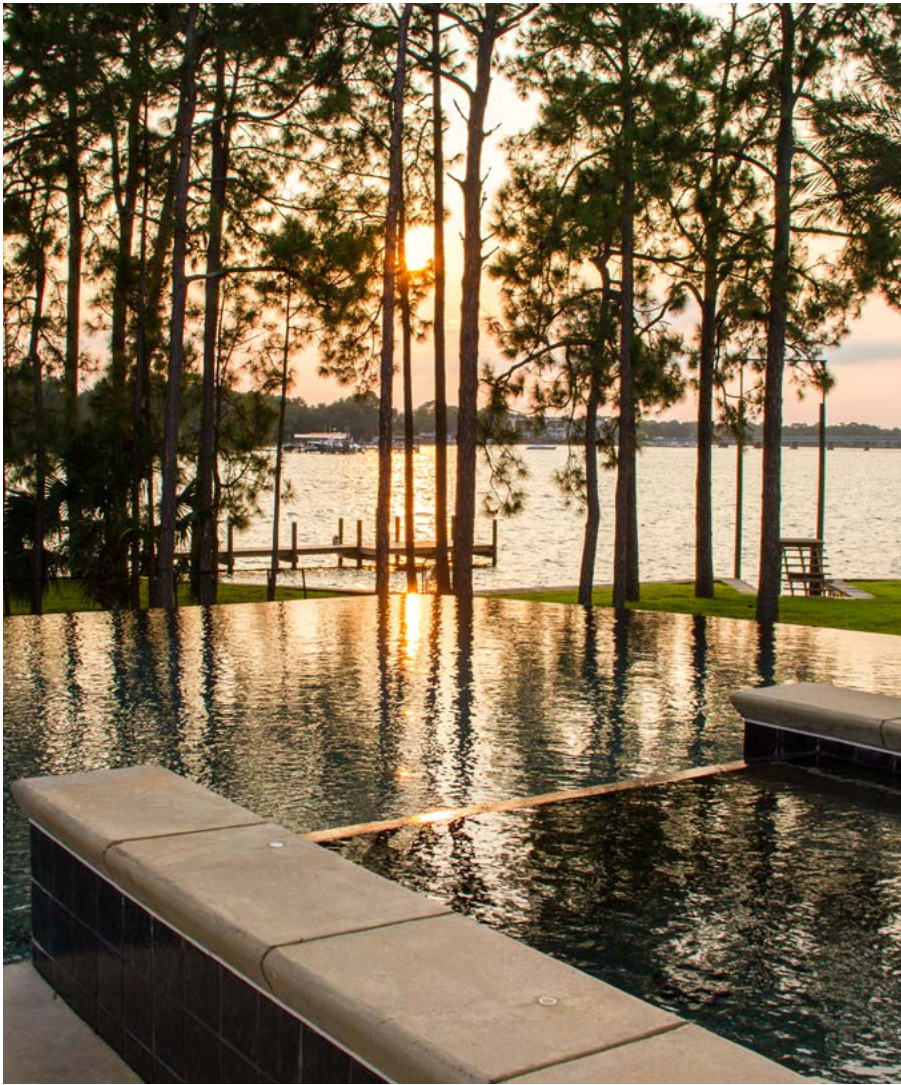
Commitment to a passion can go a long way in creating a life and business that you love, and it also is what fosters and creates great communities of friends. For as long as I can remember, Tim Carr's Fluid Surf Shop has been hosting surf demos on Saturday mornings on Okaloosa Island. This is where many of my friends were introduced to surfing, and their commitment to this event has helped form and continue a company and a small but dedicated surf community in the area. Below is an excerpt from Tim about how Fluid began and what makes him and his wife continue with it every day.

"Everything Fluid Surf Shop started in February 1999. I had been working in the surf shop scene since 1981. I ran another local surf shop until 1989, and eventually I sold that store and worked for others for a few years. In 1999 we took over Harry's Surf Shop which consisted of some old inventory and a surf report #. We ended up doing that deal and in the process changed the name to Fluid, and so began our new story.

My wife Rona and I ran that store located across from the "Block" for 10 years, growing our customer base. In 2010 we moved to our present location in downtown Fort Walton Beach on Highway 98. We have weathered the BP oil spill, hurricanes and other disasters.

Our philosophy is pretty simple. We just want to surf every day before work. In the last few years paddle boarding has kept us sane in between surfs. I can't believe I've been surfing for over 40 years now. I've travelled to Hawaii, California, Central America, & the Caribbean. I love our area here on the Gulf. If you can surf here you can surf anywhere."





List to consider on waterfront

1. Direction the lot faces
2. Water depth
3. Muddy, or Sandy Bottom
4. Water Currents
5. Water rights for dock
6. Land/House Elevation
7. Flood Zone
8. Wind Zone
9. Wetlands and Soil Quality
10. Lot depth for waterfront setback



Matt's Musings

As a sailor, it is well known when going to a regatta to seek out a knowledgeable local and figure out from him valuable "local knowledge" about the winds, tides, currents, or other notable items that could be useful when making decisions on the racecourse or coming up with a strategy. Buying waterfront real estate is no different.

Locals who live on and know the

water of the area in which you are interested are immensely valuable. They can tell you what it is like in the summer or winter, when the water starts to warm, whether the water is good for swimming, protected for boats or even things like "the flies are bad in October on the beach" or "you don't want to live there because there are alligators." The list of things they could tell you are endless, but a knowledgeable, waterfront realtor who lives on the water and knows the waterfront from a boating and living aspect is invaluable to helping you buy or sell waterfront properties.

For example, I talk to a lot of people about the importance of

what direction your house faces. If your house faces North, then you, generally, have better protection from hurricanes and the smaller storms the roll in from the Gulf making it good for boats. However, if you face South, then you get to enjoy the cool seabreeze in the summer, and your house will block the cold north breeze in the winter. Simple knowledge such as this can make all the difference in your decision in choosing a home on the water according to the priorities you have. There are a lot more determinants of what makes a waterfront property right or not for someone, so seek out a realtor who knows and can help and also talk to the neighbors of the area you believe you like.

Featured Properties



Indian Bayou: \$1,149,000. 4 bed, 4.5 bath. 2,814 sqft. Enjoy the serenity of Indian Bayou on the newly renovated travertine marble pool deck looking out at your yacht safely tied up in its very well protected slip. When inside this house, you'll find the travertine marble continued throughout the living areas with an incredible kitchen featuring top of the line Wolf appliances, custom cabinetry, and a Sub Zero fridge. Check out this beautiful home with lots of upgrades



Available. Listed \$1,735,000. 5 Bed, 5 Bath, 4163 sqft. Follow the winding, tree lined driveway to this hidden craftsman style, waterfront mansion and carriage house. The main house has three bedrooms and a large office as well as a large den/media room and an open floor plan for the living, dining, and kitchen area. Perched on a high bluff, this home has incredible views and is well protected from rising tides associated with hurricanes.



Available. Listed \$1,650,000. An incredible piece of commercial property that sits directly across from the new Walmart in South Walton and backs up to the Topsil State Park. There are a limited number of developable parcels on the South side of Hwy 98 between the Sacred Heart Hospital and the 30A Intersection, and this one is of good size with the access already built.



Back on Market! \$1,450,000. Golf Course. 6,000 sqft clubhouse, pool, tennis courts. This is the former 18 hole Foxwood Country Club that had years of great returns prior to the recession. The course could easily be split into a 9 hole course and a new subdivision development on the larger, contiguous acreage or brought to life again with new ideas over this vast property in a prime location. MLS#789637



Back on Market!. \$1,439,000. 23 acre estate land with 430+ feet on the Bay. Previously approved for a 49 lot waterfront subdivision in Santa Rosa Beach, this property has lots of development potential or could, instead, be a large waterfront estate. The property has lots of large old growth magnolias, pines, and graceful live oak trees, and the length of it runs from Hwy 393 to the Bay with adjoining parcels also giving it access to Indian Woman Rd.

Featured Properties



Indian Bayou: Reduced! \$1,099,000. 3 Bed, 3 Bath. 3,164 sqft. If you're looking for a home in Destin for a large yacht or sportfisherman that is protected as well as in a great neighborhood, then this is it! This dock can hold 50-60 ft yachts, and you can enjoy them and the view from the recently redone pool and patio. The house is open and spacious with large bedrooms that each have their own bath!



SOLD! Buyer's Side! \$1,130,000 3Bed, 2 Full Bath, 2405 sqft. This is a spectacular, modern home located on Destin Harbor. The house features custom, commercial grade impact glass windows, tongue and groove ceilings that run from inside to out, and custom built in furniture for the master bedroom to give clean lines and point the viewer to the fabulous view of the harbor. MLS#793529



\$645,000 4 Bed, 3 Bath. 2446 sqft. Here is an opportunity to own a well-built and immaculately maintained waterfront home. The home features mother-in-law/guest quarters on the first floor along with a sauna and an open floorplan. The covered boathouse is enormous and grandfathered as this size would not be permitted to be built in today's world. MLS#795161



SOLD! \$599,000. 4 Bed, 4Bath. 3213 sqft Start your Summer off soaking in your private pool or enjoy a paddle board ride off the community dock into Rocky Bayou! This home located just outside of Bluewater Bay in Niceville has all of the niceties of life and is in a beautiful subdivision with similar New Orleans and Bayou inspired homes on a quiet cul-de-sac. MLS#795641



COMING SOON. \$425,000. 3 Bed, 3 bath. 1953 sqft Beautifully renovated Okaloosa Island home with a complete downstairs 1 bedroom apartment that is only one block from the beach! The house features a new roof within the last 5 years, completely renovated kitchen, new floors throughout, new air conditioning, new privacy fence not to mention great views of the Santa Rosa Sound. Start Livin Right enjoying the seabreeze on the wrap around balcony!

Featured Properties



Under Contract. \$411,000. 3 Bed, 2.5 Bath. 2,700 sqft. This is a beautiful and spacious 3 bedroom, 2.5 bath home located on a corner lot in Indian Bayou, which is located in the heart of Destin. This home has exactly what you need for the relaxed, Floridian lifestyle including a large pool with an outdoor shower, a wonderful front-yard courtyard, and an incredible first floor master suite with both a bonus room for either an office, reading or workout area as well as a



Under Contract. \$399,000. 3 bed, 2 Bath. 1,910 sqft. Here is a spectacular home on a cul de sac in the coveted Indian Bayou neighborhood. This home features a new pool along with upgraded laminate flooring in the living area and an update master bedroom. The home is 3 bedrooms with two full baths and a separate office or dining room. Relax outside by the pool with your outdoor fireplace and looking beyond to the Mattie Kelly Lake.



Under Contract. \$375,000. Commercial Office and Retail. 5,500 sqft. This building is in Defuniak on HWY 331 S with a traffic count of 17,000 plus cars per day that pass the location. Location could have as many as 30k to 50k cars going by during holiday periods. This space has the possibility of being divided into 3 separate spaces in the main 5500 sq ft and a totally separate 1120 sq ft is available in the end unit of the building. MLS# 767826



\$1,250,000. 3 Bed, 3Bath. 1716 sqft.
100 feet of Gulf Front on Navarre Beach! This is one of the most affordable and pleasant Gulf Front homes on the market and is the quintessential site for the laid back Florida lifestyle. The house is laid out all in one level with parking and addition space underneath. The home features a very open floor plan with a long living room/dining area/kitchen along the Gulf side. MLS#571054



\$235,000. 3 Bed, 2 Bath. 1332 sqft.
Well maintained and affordable home in Niceville, FL. the house features new paint, flooring, light fixtures, ceiling fans and more. There is a gas assist fireplace along with a gas stove and furnace. The house is also a short walk to Northwest Florida State College making it a good rental investment home as well.

Featured Properties



Under Contract. \$230,000. 1818 sqft Commercial, Mixed Use
This property has great visibility right on Highway 98 in Mary Esther and has a wide range of options for your business needs. Thriving businesses right across the street on Ranger Road. Building was previously an oil change/ service shop. There is a waiting room/ lobby, two restrooms, a private office, and large open areas with garage doors. MLS#729807



SOLD. \$132,500. 2 Bed, 2 Bath. 975 sqft. Nicely finished waterfront condo with views of the Santa Rosa Sound. This unit has updated the floors, kitchen, and bathroom. The complex does have an elevator and this unit is located on the quieter, top floor. The proximity to Hurlburt Air Force Base and the amenities of Fort Walton are fantastic, and there is a great pool, community event room, and waterfront park with kayak and paddle board storage for the complex!



ANOTHER Pre-Sale Under Contract! Full Price \$189,000. 4 Bed, 2 bath, 1 1/2 bath. 2196 sqft. Brand new construction in Crestview in Shiloh Place just passed I10! Walk in to an open concept kitchen, dining, and living room area with laminate flooring throughout. A perfect place to host the big game or a party! The kitchen has a large island with Frigidaire stainless appliances. The downstairs also has a half bath for your guests.



Under Contract. \$225,000. 4 Bed, 2 bath, 1435 sqft. Wonderful 4 bedroom, 2 bath home in a great location and awesome condition. Many upgrades made over the past few years to include new appliances, new enclosed living/ dining area, new HVAC, cabinets, and more! Call to come see this wonderful home and great outdoor space as well! Full list of upgrades in the documents section. MLS #799476



Under Contract. \$270,000. 3 Bed, 2 Bath. 1440 sqft. Move in ready home located in the wonderful Northgate Community in Fort Walton Beach! With completely Edible Landscaping, there are 67 organically grown fruit trees that have been carefully planted to microclimate on the property to ensure plant health, longevity, and ease of care! MLS#802462

To see all of our properties, please go to livinrightrealestate.com



Matt McGee-Broker
850-426-4136
matt@livinrightrealestate.com
Licensed in Florida & Alabama



Kersten Bowman, Associate
251-455-8177
kersten@livinrightrealestate.com
Licensed in Florida & Alabama



Georgia Henderson, Associate
850-733-6973
georgia@livinrightrealestate.com



Brad Bowman, Associate
937-765-2404
brad@livinrightrealestate.com


Livin' Right
Real Estate

livinrightrealestate.com

141 Staff Dr NE
Fort Walton Beach, FL 32548
850-426-4136