



Livin' Right

Real Estate

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Old Destin Neighborhoods are still the Best

Livin' in Indian Bayou | Our Company & Our Founder |
The Fort Walton Yacht Club

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Some communities were built right, fostered a strong community attachment, and still remain desirable and relevant in today's world of wanting everything "new." Indian Bayou in Destin is one of these communities. It retains its appeal because of its location, privacy, well kept golf course, and protected bayou's with deep water access.

8 Livin' Right Nights

The best part about living on the Gulf Coast is being able to take advantage of the amazing water activities that we can do almost year round here. Our goal is to be an ambassador of this lifestyle and open the doors to our world not only to join us by living here but participate in our lifestyle. Livin Right Nights opens those doors and allows people to try paddleboarding, sailing and other water activities for the first time as well as introduces them to the community to get more involved.

9 Livin' Right & Matt McGee

Born & raised in Fort Walton Beach, our founder, Matt McGee, has a passion for this area and has roots in Northwest Florida that go back to the 1920's, and it is those roots and passion that were the inspiration for Livin Right both in the name and how our company operates. Find out where we came from in this edition.

10 Fort Walton Yacht Club

Some places have been around so long that they become almost forgotten and then rediscovered. The Fort Walton Yacht Club is currently seeing a rediscovery with a surge of growth among young individuals and families who all have a common interest in a life on the water.

11 Matt's Musings

In real estate we try our best to make deals happen that are mainly the dreams of others. However, we need to be mindful of how all these individual pieces and dreams as the older parts of our towns need to be rebuilt, so that we can set up our towns to be both loved and relevant in the future.



Photos by Scott Schaeffler

Available Waterfront:
72 Indian Bayou Dr

Indian Bayou Destin, FL

Destin is known on a national stage now, but there are quiet pockets where you can still get away from the crowds and feel at home.

Nestled between the jet-setters of the Destin Airport, the commercial build up of Hwy 98, and the expensive Kelly Plantation subdivision is one of the original planned subdivisions of Destin that still retains its charm, appeal, and desirability among the locals and those who can find it. This place is Indian Bayou.

This quiet subdivision became something of a secret after the backroads of Destin were re-aligned and changed the route of the main access into the subdivision to a side road. While many people did not like the change at the time, it has now created an oasis in Destin with peaceful streets where people can walk their dogs, ride their bikes, and stroll freely. The golf course there is also

one of the original golf clubs in Destin, and it has remained well maintained and well-attended by locals throughout its time in existence. There are three courses here, and they are all challenging in different ways. The club house has a restaurant and pro-shop that make grabbing a quick bite easy if you do not want to leave the neighborhood.

One of the biggest appeals to Indian Bayou to both locals and second homeowners alike is the waterfront lots and homes here. Indian Bayou (the body of water) is well known as a good hurricane hole, and it is also one of the few places outside of the Destin harbor where there are a large collection of waterfront lots with deep water slips for the big sportfishing boats that are famous in Destin. Also, Indian Bayou waterfront is less expensive than some of the other areas of Destin, and the lots without the deep water access are still great for center consoles, deck boats, and other shallow draft boats. All of the lots are also comparably large and have ample room for pools, outdoor kitchens, and other outdoor living space to enjoy the Floridian lifestyle.

The combination of the golf course and the bayou waterfront has created a community that values their neighborhood greatly,

Right: Photos by
Scott Schaeffler



Under Contract- 98 W Country



Under Contract-98 W Country Club



Photos by: Scott Schaeffler

Available Waterfront:
70 Indian Bayou Dr

and the majority of the properties are well maintained and hold their value. Another positive is the cost of the homeowners association for Indian Bayou is also very low with only one payment annually of just over \$200.

Finally, it is hard to beat the backroad access from this location, and with it being in the central part of Destin getting almost anywhere is still only a few minutes even in the busiest time of the tourist season.

Living in Indian Bayou is Livin Right because it allows you to be right in the middle of the Emerald Coast's busiest hotspot but still be able to feel like you are away from it all in your quiet neighborhood with your golf club and your yacht being a stones throw away from each other.

Available:

72 Indian Bayou Dr. Waterfront.
3 Bed/ 3 Bath. 3,162 sqft. Deep Water Dock. 60+ ft yacht capability. Pool. \$1,099,000

70 Indian Bayou Dr. Waterfront.
4 bed/4.5 bath. 2,700 sqft. Deep Water Dock. 60+ft yacht capability. Pool. \$1,149,000

98 W Country Club Dr. 3 Bed/2.5 Bath. 2700sqft. Whole house gas generator. Pool. \$424,900

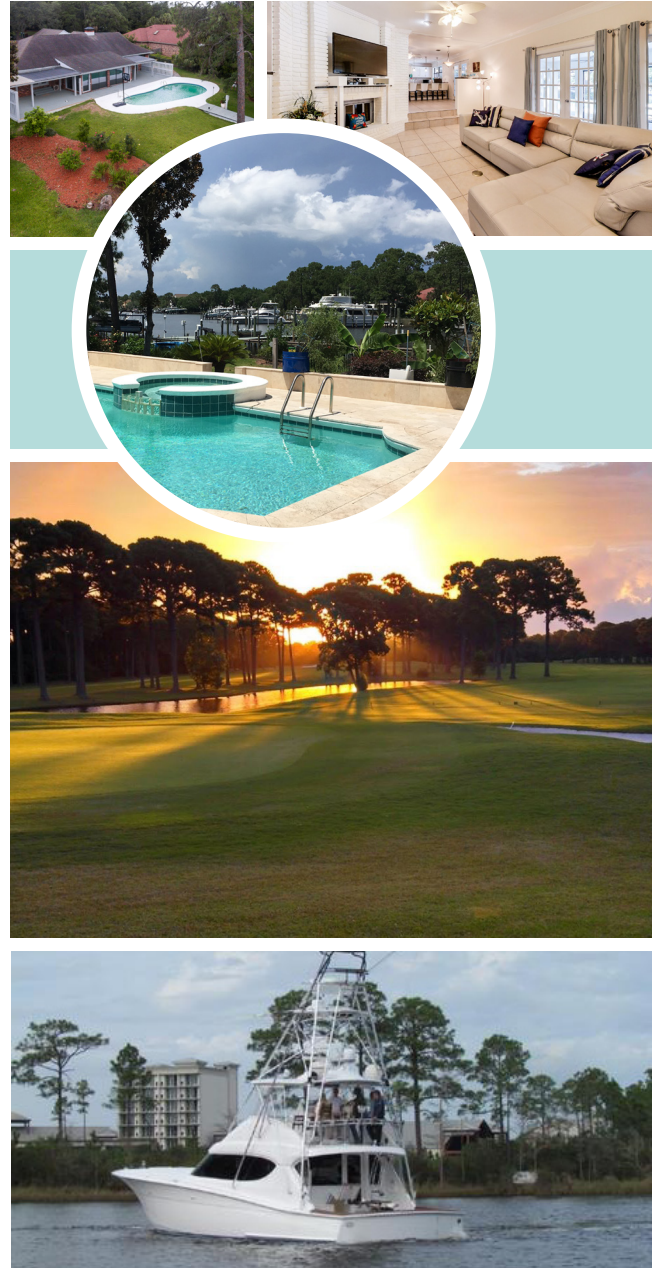
32 Osage Court. Lake View. 3 Bed/ 2 Bath. 1914 sqft. Outdoor brick fireplace. Pool. \$409,000

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"feel like you are away from it all in your quiet neighborhood with your golf club and yacht being a stone's throw away from each other."



Photos by: Scott Schaeffler
70 & 72 Indian Bayou Dr, Destin FL



Photos by: Scott Schaeffler

Under Contract-32 Osage Court

Livin' Right & Matt McGee

"You must've been livin' right." If you grew up in the South, then you have probably had this phrase said to you a time or two, and it followed some incredible story you told of your good luck. However, unlike pure luck, "livin' right" implies that your good fortune was not just "luck" but rather you being blessed because of the way you lived your life.

I learned this saying from my parents and grandparents, and their examples of how they ran their lives and businesses is what led me to create a company that would be both fun yet principled in how we work with our clients and participate in our community.

My community is Fort Walton Beach of which I am the third generation. I attended Rocky Bayou Christian School before moving on to Vanderbilt University. After Vanderbilt, I spent a year backpacking around the world and saw first hand some of the poorest and most desolate places in the world while at the same time experiencing some of the best people. I also developed a deeper appreciation for the fragility of nature and see why it is important for us to be good stewards of it. Finally, I saw how important architecture can be to helping weave together the culture and pride of an area, and all of these experiences had a great impact on me when I decided to start Livin Right a few years later.

My first experience in real estate came in dealing with foreclosures. I had fully intended on returning to school to get

a PhD in economics and go work in Africa, India, or South America when my father, a local banker, asked me if I would come help him while I studied for the entrance exams during the recession. My job was to filter through and manage the bank's non-performing and foreclosed assets, and I ended up getting licensed as a way to help save cost as well as push our poperties a little harder. As time went on, many others asked to me to help them, and after my experiences with the recession and the BP Oil Spill, I decided to open Livin' Right as a company dedicated to sharing the lifestyle and culture of our area through real estate while treating people right and being a good steward of nature and our community.

I believe that my team has lived up to this challenge, and we strive to find new ways to engage and promote the way of



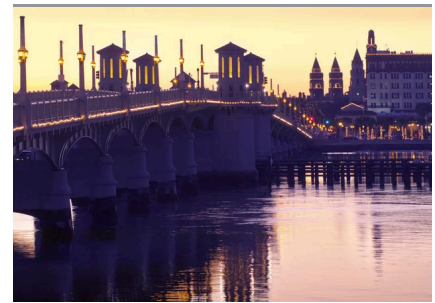
"My team knows why they love to live here, and it is their passion and their personal integrity that makes them great at what they do. As a whole, Livin' Right strives to be different by putting our principles first and being ambassadors for the area we love."

Matt McGee, Broker/Owner
matt@livinrightrealestate.com

life and area of the Gulf Coast whether it is through our hosted lifestyle events like Livin' Right Nights, our service on non-profit boards and charities such as the Emerald Coast Wildlife Refuge, or coaching a girl's volleyball team. My team knows why they love to live here, and it is their passion and their personal integrity that makes them great at what they do. As a whole, Livin' Right strives to be different by putting our principles first and being ambassadors for the area we love.

The South's Best Small Towns 2018-Southern Living

1. Aiken, South Carolina
2. Fairhope, Alabama
3. Oxford, Mississippi
4. Southport, North Carolina
5. Williamsburg, Virginia
6. Beaufort, South Carolina
7. Blowing Rock, South Carolina
8. Fredricksburg, Texas
9. Beaufort, North Carolina
10. St. Augustine, Florida



Left: Beaufort, South Carolina
Robbie Capponetto
Above: St Augustine, Florida
John Coletti

Matt's Musings

Do you believe that a city's architecture plays a role in its overall value, pride and quality of life of its people, and its relevance in the future? I certainly do. Americans spend millions of dollars a year to travel to Europe in order to see the architecture and experience the culture there. In our own world, tourists spend many times more to stay on 30a than they do in Fort Walton, Navarre, or even Destin,

and the real estate sale prices are astronomically higher on 30a as well. However, a local could easily argue that the beaches and quality of the waterfront are better in say Fort Walton versus Seaside, but the culture created through the architecture of Seaside has made it more valuable than the natural asset that was the original draw for people in the first place.

In areas such as Fort Walton and Destin, we are landlocked, and the cost of the services to run these towns is constantly increasing, but the cities cannot increase in size to accommodate it, and the property values are not keeping pace in order to generate the tax dollars that

will be necessary in the future to support our need for new schools, infrastructure and more.

I believe that instead of handing over the future of our cities to outsiders planning wider highways, box stores and parking lots; we should analyze how we want our towns to look, feel, and function in the future. There should be areas for box stores and less sightly businesses, but paying attention to the architecture and makeup of particular corridors of our cities will engender greater pride among its locals, desirability among those who visit, greater relevancy in the future, and a higher tax base to support the high level of services we expect.

Fort Walton Yacht Club

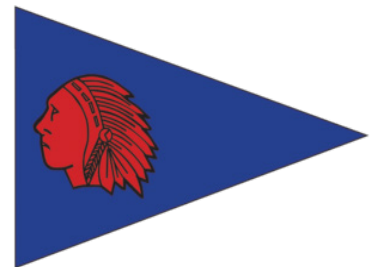
Location: 180 Ferry Rd SE
Fort Walton Beach, FL
www.fwyc.org

Everything changes with time, and while some things pass away others make a resurgence with a breath of fresh air. Luckily, the Fort Walton Yacht Club has made it into this second category and is quickly becoming a hotspot as an oasis for young families looking to have both a little adult time as well as have something fun for their kids in a friendly environment. The Yacht Club is also riding a wave of renewed interest in sailing along with their opening up to paddleboarding, fishing, and other water sports, which is making the club a center of activity for anyone interested in the water life.

From Sunday Brunch to Bubbles and Balloons to Mommies and Mimosas, to Livin' Right Nights, the Yacht Club has made it clear that it is no longer a place that is only for blue blazers and sailors, but is, instead, focused on bringing in people who have a common interest in all things water and is then supporting social activities to help foster and grow those relationships at every age level. The Yacht Club has also invested in a new beachfront pavillion making summertime relaxing or fun at a tranquil beach both easy and pleasant.

The Yacht Club is also giving life to a whole new generation of sailors through their partnership with the Emerald Coast Sailing Association to not only have the long admired summer sailing camps for kids but have also invested in a stock of new, faster, and easier to sail boats that are fun to sail. Not only that, but the entire Gulf Yachting Association has changed over to a high performance sailboat called a Viper on which the Yacht Clubs from Florida to Texas compete against one another in their own league. All of these boats are free for members to take out and use, and there are a wealth of sailors anxious to teach others their sport at the club.

Our area is well known for its incredible sunsets, but if you have not seen a sunset from the Yacht Club, then you are missing out. The Yacht Club property is one of the most incredible venues in all of Florida. It is a beautiful peninsula that has a shallow and clear water that stretches for hundreds of yards on one side and then its own private, white sand beaches with a deep and tranquil marina and beach on the other. If you have not been to the Yacht Club in a while, come and join us for a Livin' Right Nights event and see if you want to join the new wave of vibrancy that is sweeping across this local water club.



Fort Walton Yacht Club

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 upgraded



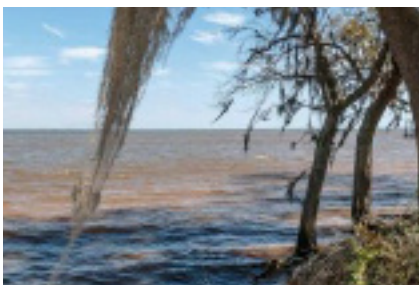
Available. Listed \$1,735,000. 5 Bed, 5 Bath, 4163 sqft. Follow the winding, tree lined driveway to this hidden craftsman style, waterfront mansion and carriage house. The main house has three bedrooms and a large office as well as a large den/media room and an open floor plan for the living, dining, 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



Available. \$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!



\$550,000 5Bed, 3 Full Bath, 1 1/2 bath. 3892 sqft. 40 acres
This 40 acre estate includes a custom brick home, four barns, three horse stalls, two paddocks, a tack room and a riding arena. The classy country home includes Columbian stone floors, granite counter tops, cherry wood cabinets and a custom built fireplace. The huge open kitchen living room offers plenty of space for large family gatherings and entertaining. An extra 400 acres are available. MLS#764680



\$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

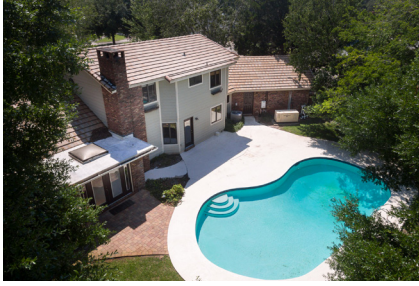


SOLD! \$599,000. 4 Bed, 4Bath. 3213 sqft
Start your Summer off soaking in your private pool or enjoy a paddle board ride off the community dock into Rocky Bayou! This home located just outside of Bluewater Bay in Niceville has all of the niceties of life and is in a beautiful subdivision with similar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



\$545,000. 3 Bed, 3 bath, 1 1/2 Bath. 2002 sqft
Beautiful home to be completed in the fast growing and wonderful community of Highland Parks on 30A! Highland Parks is well known for its location, affordability and wonderful amenities. This beautiful two story home will feature an open style floor plan downstairs flowing from the kitchen to the living area, and one guest bedroom with en suite bathroom. MLS# 793205

Featured Properties



Indian Bayou: 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 frontyard courtyard, and an incredible first floor master suite with both a bonus room for either an office, reading or workout area as



Indian Bayou: 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.



\$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



SOLD. Listed \$239,000. Waterfront Lot, Navarre
You can build your dream home on this large waterfront lot with so many attractive features: high elevation (approx. 8 ft); private sandy beach; existing long dock equipped with electrical power, large platform at the end, and provisions for a boathouse or boatlift with additional pilings already in place; established neighborhood with new homes next door and nearby.

Featured Properties



\$230,000. 1818 sqft Commercial, Mixed Use Building

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. \$145,000. 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!



SOLD & new 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.



\$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



SOLD. \$214,900. 3 Bed, 2 Bath. 1284sqft. Great location and move in ready! 5 minutes into Destin and 25 minutes into Eglin AF Base or Duke Field. Indigo Village is a smaller, cozy community in Niceville. This home features a spacious front and back yard, fully fenced. It has an open back patio and a glassed in Florida Room. Walk into the main living area that features laminate flooring and a lovely fireplace. MLS#800691

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



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