



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1612

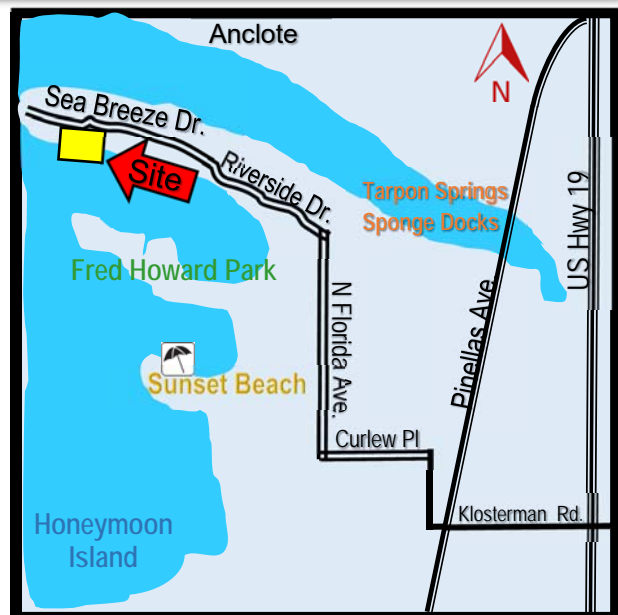
WATERFRONT DUPLEX

FOR SALE



**1669 & 1671 SEA BREEZE DR.
TARPON SPRINGS, FL 34689**

- GORGEOUS - WIDE OPEN VIEWS
- MULTIPLE OPTIONS - RENT/LIVE, RENT BOTH OR REBUILD
- 97 FEET OF SEAWALL WITH DOCK
- EXCLUSIVE WATERFRONT COMMUNITY
- **PRICE: \$1,500,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



REVISED: 8/19/22

PROPERTY OVERVIEW

SI-1612

ADDRESS: 1669 & 1671 Sea Breeze Dr.
Tarpon Springs, FL 34689

LOCATION: Take a left off Riverside onto Sea Breeze

LAND AREA: 11,169 SF
DIMENSIONS: 73' x 153'

ZONING: R-100 Single Family District (City of Tarpon Springs)
LAND USE: RL – Residential Low
FLOOD ZONE: VE & AE (Flood Insurance Required)

IMPROVEMENTS: 2 units / Duplex

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1958

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Tarpon Springs

PARKING: 4 + spaces

PRESENT USE: Duplex

TAXES: \$5,538 (2021)
PARCEL ID: 03-27-15-79344-000-0680

MORTGAGE HOLDER: N/A
BALANCE: N/A

TRAFFIC COUNT: N/A

PRICE: \$1,500,000

TERMS: Cash at closing

NOTES: Spectacular Waterfront at Piney Point in the gorgeous community of Sea Breeze Island! Gorgeous sunsets and exciting scenes of windsurfers, fishing boats, kayakers, paddle boarders, and beautiful wildlife can be seen right from your house and dock! Unique opportunity to own the only waterfront duplex in the area! Surrounded by spectacular sweeping panoramic water views, this property overlooks the pristine beach of Fred Howard Beach Park and the Gulf of Mexico! This metal roof property has two units consisting of 2 bedrooms and one bath each. They have their own water, electric meters, sewer bills and postal addresses (1669, 1671) Flexible options - Live on one side and rent out the other or take down the non-loading bearing wall for a bigger home - or - build a New Single family home - so many possibilities! Entertain family and friends in the huge backyard with tropical landscaping and 97 feet of seawall. The dock is perfect for your fishing or sailboat which is just seconds out to the open waters of the Gulf of Mexico. This property has untapped potential! New reclaimed water, sewer systems and road construction on Sea Breeze Drive will bring even more value to this property. Best of all, you will love being a part of this exclusive waterfront neighborhood and the community of Sea Breeze Island!

KEY HOOK #: N/A

ASSOCIATE: Uli Cramer

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1612-2.5-30

SHOWING INFORMATION: Please call Uli Cramer at (727) 216-5934 for appointment.

