

Sandestin Magnolia Bay Villa.....8619 Magnolia Bay

\$380,000

2 story; 2 bedroom/2 ½ bath; 1 car garage; located on 8th green of Baytowne Golf Course; owners storage closet; rear patio with table, chairs & lounge.

Totally furnished....selling with all furnishings including all window treatments and all accessories; all appliances (refrigerator, dishwasher, washer/dryer) including TV's, VCR/DVD players and small stereo.

Basic Expense summary:

<i>High Speed internet</i>	\$45 per month
<i>Water</i>	\$23 per month
<i>Sewer</i>	\$38 per month
<i>Electric</i>	\$115 per month (average----higher in summer)
<i>Phone (as part of the rental package cost \$33 per month....deducted in monthly rental stmt)</i>	

FEES:

Magnolia Bay HOA	\$289 per month
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SOA	\$350 Quarterly
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Property Taxes	\$2669 Annual
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Insurance

Flood	\$435
Windstorm	\$3100
Fire	\$435

RENTAL PROGRAM:

We have always used Sandestin Rental Management (the Resorts rental program). They *now* charge a 35% management fee (used to be 50%). Their program was a help to me as an owner and living out-of-state. There are other good management companies in the area also.

SANDESTIN GOLF & BEACH RESORT:

Beautiful gated resort in Destin, Florida with beach front & bay front property.....Four golf courses on property, full tennis center, bike paths, health/fitness center, restaurants, shopping, catch & release fishing, marina with boat rentals.....family fun & resort living combined.

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