

260 BLUE HERON DRIVE EASTPOINT FL 32328

https://candiscarmichael.com



Unique Modern Coastal Oasis in Zone X – Solar, Central Corner Lot(s), & Rare Infrastructure! Experience the perfect blend of quiet country living, modern high-efficiency, and custom finishes on Florida’s pristine Forgotten Coast. Located in the peaceful neighborhood of Magnolia Ridge Estates in Eastpoint, this two-bedroom, two-bath property sits on a premium, highly accessible cleared [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1302 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6416609



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 15246 sq ft

SubdivisionName: BLUE HERON VILLAGE **ListOfficeName:** BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1302 sq ft

Year built: 2018

Location Details

Township: 08

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile, Wood

Carport YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Built-In Oven, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Carport Spaces: 1

Exterior Features: Lighting, Other, Private Mailbox, Storage

Utilities: BB/HS Internet Available, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump, Solar



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: BLUE HERON VILLAGE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA,
Other, VA Loan

Parcel Number: 30-08S-06W-1011-0000-0340

Direction Faces: West

Construction Materials: Vinyl Siding

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Community Features: Street Lights

Association Fee: 210

Association Fee Includes: None

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,044

Tax Legal Description: BLUE HERON VILLAGE LOT 34 PB 7/51
OR/770/659 1189/173 1300/520

Tax Lot: 34

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Primary Bathroom	First
Bathroom 2	First
Living Room	First
Kitchen	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Street Lights

Utilities: BB/HS Internet Available, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Other, Private Mailbox, Storage

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details



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NewConstructionYN: No **Heating:** Central, Electric, Heat Pump, Solar

Exterior material: Vinyl Siding **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Call Owner, See Remarks



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