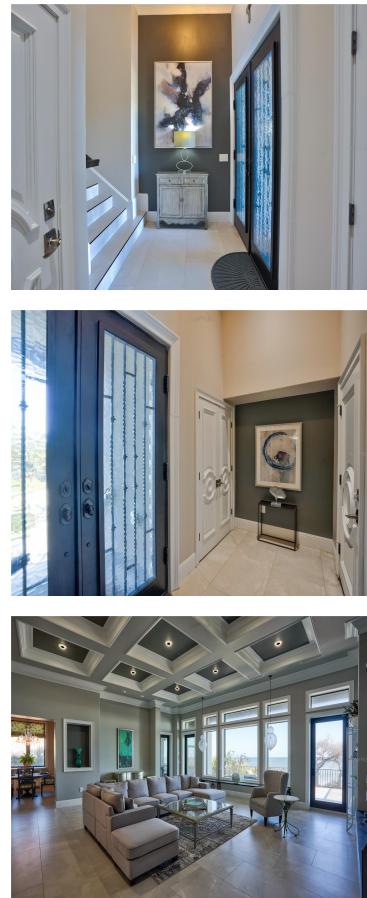


# 45 CALLE DEL SUR PALM COAST FL 32137

<https://candiscarmichael.com>



**\$4,300,000**



Looking for an OCEAN FRONT, custom built luxury home with WATER views from every room? Then put this AMAZING property at the top of your list! Truly a rare find, 45 Calle Del Sur boasts views of the ATLANTIC OCEAN to the East, North & South, and LAKE SAN GABRIEL to the West. Offering 5 [...]

- 5 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 6042 sq ft



## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRFC305137



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

<https://media.nflightphotography.com/videos/01958c73-4836-7387-bae3-6003d0823231?v=47>

## Basics

**Bathrooms Full:** 5

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 6 baths

**Area, sq ft:** 6042 sq ft

**Year built:** 2018

**SubdivisionName:** HAMMOCK DUNES

**GarageSpaces:** 6

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 14572 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

## Location Details

**Township:** 11

**Road Surface Type:** Paved

**Elementary School:** Old Kings Elementary

**Middle Or Junior School:** Imagine Schools Town Center (K-8)

**High School:** Matanzas High

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Tile, Wood

**Patio And Porch Features:** Covered, Rear Porch, Screened

**Waterfront Features:** Gulf/Ocean

**Fireplace Features:** Gas, Living Room

**Garage YN:** Yes

**Garage Spaces:** 6

**Exterior Features:** Balcony, Lighting, Outdoor Grill, Outdoor Kitchen

**Window Features:** Storm Window(s)

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Refrigerator, Washer, Wine Refrigerator

**Laundry Features:** Inside

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Parking, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Concrete, Tile

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Propane, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air, Zoned

## Property Details

**Subdivision Name:** HAMMOCK DUNES

**Levels:** Three Or More

**Foundation Details:** Stem Wall

**Listing Terms:** Cash, Conventional

**Parcel Number:** 041131320000000640

**Direction Faces:** West

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 403

**Association Fee Frequency:** Monthly



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 110

**Tax Lot:** 0640

**Tax Annual Amount:** \$39,210

**Tax Legal Description:** HAMMOCK DUNES CLUSTERS 16C, 19 AND 20 LOT 64 OR 919 PG 1916 OR 2042/1131 OR 2475/25

## Rooms



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Room type	Level
Primary Bedroom	Third
Bedroom 1	Second
Bedroom 2	Second
Bathroom 3	Third
Bedroom 4	Third
Living Room	Second
Kitchen	Second
Primary Bedroom 2	Third
Living Room	Third
Office	Third

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Storm Window(s)

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Propane, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Zoned

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Outdoor Kitchen

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, Gas, High Ceilings, Living Room, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Refrigerator, Washer, Wine Refrigerator

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Concrete, Tile

**Parking:** Garage Door Opener, Golf Cart Parking, Oversized

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Call Listing Agent, Listing Agent Must Accompany



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