

FLIP FLOP *Lane*



Seacrest
Florida
Beach



FIRST *Floor*

▼ **BEDROOMS** There are three spacious master bedroom suites in the main house, with one on the first floor and two on the second floor. Each suite has a spacious glass-enclosed shower with both traditional and "rain" showerheads.



▲ **DINING ROOM** Plenty of seating with kitchen bar and spacious dining room with a casual beach decor.



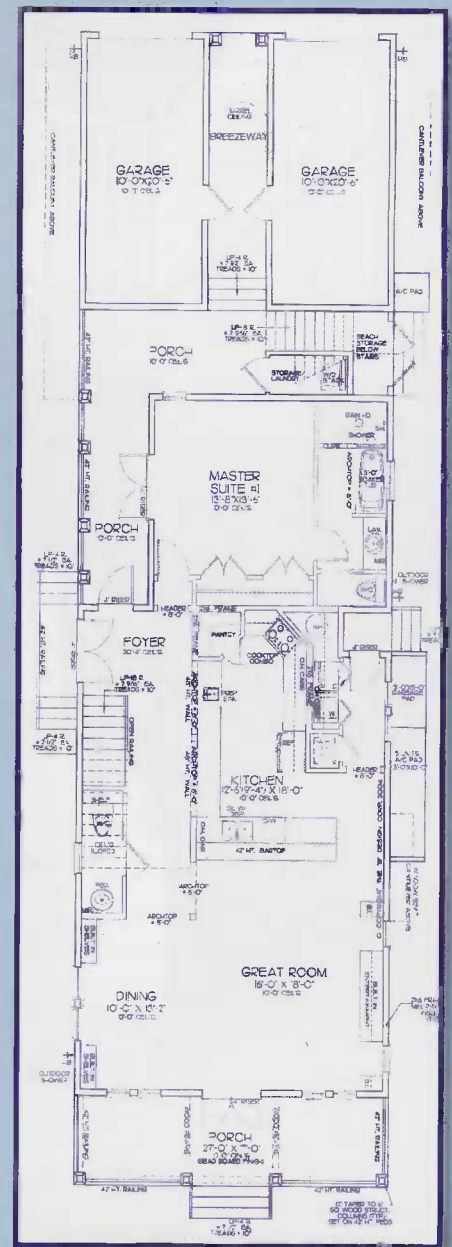
▼ **LIVING ROOM** Large great room with built-in entertainment center and flat-panel television.



WELCOME to 27 Flip Flop Lane,
your home in Seacrest Beach, Florida.

This beautiful home features a unique 20-foot-high
foyer with a Old Florida influence.

- 6 bedrooms, 6.5 baths, and a 600 sq. ft. sunroom
- 4 master bedrooms, 2 bunk rooms
- 4000 ± sq. ft.. heated/cooled
- 5,200 ± sq. ft. including decks and garages



▲ **KITCHEN** Stylish gourmet kitchen with granite
countertops French-door refrigerator, undercounter
wine cooler and wet bar/vegetable sink.

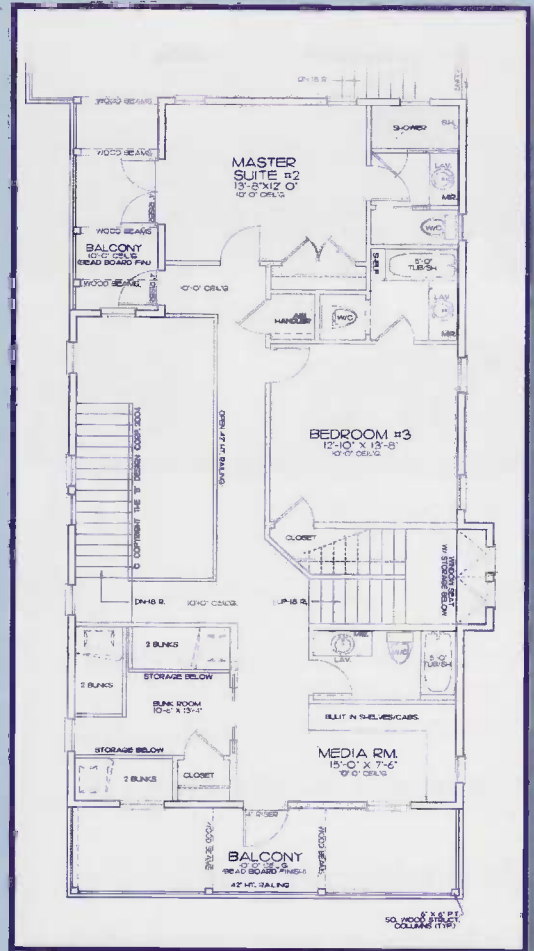




SECOND *Floor*

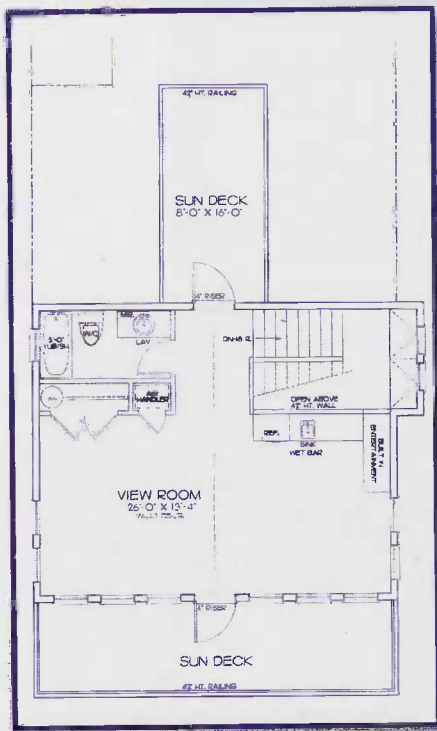


Along with the two master suites, the second floor features a bunk room, media/hobby room and an open sunporch. The bunk room, is a children's paradise with bunk beds that sleeps four and has room for six. The room has a connection for a flat-panel TV at ceiling level. A full bath is located across the hall. The media/hobby room is a 15-foot by 7-foot open space and opens to a large sunporch, with ceiling fans, overlooking the Seacrest Beach neighborhood.



THIRD *Floor*

The third floor has an open game/family room with two sofas, refrigerator, wet bar and full bath. It also boasts a built-in media center with flat-panel TV. The room features a private sunbathing deck and a sunporch.





CARRIAGE *House*

This wonderful hideaway adjoins the main house. A private stairwell leads you into a two-bedroom apartment-style home with full kitchen and living room. The carriage house* features two bedrooms - one master and a bunk room with built-in bunks for two. A split garage with a barrel ceiling is below the carriage house.





road follows the gulf and passes through areas with an up-close view of the wild dense coastal brush, beautiful white sand beaches and aqua blue water.

Seacrest Beach is a quiet residential community with some of the highest sand dunes on 30-A. One of the least developed and most scenic of the dune lakes, Camp Creek, is located on the western edge of the community and extends north and south of 30-A. Legend says that the Creek Indians lived in this area and that the lake was named in their honor.

Seacrest Beach has the largest swimming pool in North Florida with 12,000 ± sq. ft. pool and multi level sundecks. There are over 75 unique upscale shops, dining and lounges within a three block area of Seacrest Beach and Rosemary Beach.

Seacrest Beach is a hidden paradise, where outdoor activity flourishes.

Seacrest Beach, Florida begins after the big bend in the road on Scenic Highway 30 A. The



SEACREST *Beach*



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Top 10 cities: Where to buy now

BUSINESS 2.0

Business 2.0 Magazine, in its November 2006 issue, identifies 10 markets that offer great opportunities for those who have the patience to buy and hold.

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1. Panama City, FL

72% Projected gain in home prices (5-year)*



Median home price
2006: \$223,000
2011: \$383,000



Population
2006: 166,000
2011: 187,000



Per capita income
2006: \$31,000
2011: \$40,200



*Metro region statistics

The interstate highway system bypasses it, and the runway at the local airport isn't long enough to support anything beyond regional jets. But now Panama City is poised to host big airliners, more visitors - and a lot more buyers.

State and local governments and a top regional developer, St. Joe Co., are planning to build a new airport by 2008 at a cost of more than \$300 million. Locals expect the new facility to open up the region the way Southwest Florida International Airport in Fort Myers helped drive a housing boom along Florida's southwestern coast in the 1980s.

"Panama City is an economy waiting to break out," says Steven Cochrane, chief regional economist for Moody's Economy.com. Other factors increasing demand: Property prices are still low by Florida standards, and the local market has already absorbed a price correction after peaking last year.

CAUTION: Local politicians, notoriously cozy with builders, have green-lighted several master-plan communities for future development.



OTHER FEATURES

- Two-car garage with 15-foot ceiling for overhead storage
- A beach permit allows land owners of Walton County to drive on the beach.
- Two utility rooms, plus lockable outdoor storage space
- Two outdoor beach showers.
- Entire house wired for both cable and satellite TV.
- Steel hurricane storm shutters with double reinforcement construction.

Offered at \$999,000 Fully Furnished

▲ **SUN DECK** First-floor screened-in sundeck features ceiling fans, a gas grill, and casual beach decor.



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