

# Magnificent Buildable Waterfront Lot



**\$ 225,000**



**19052 Mad Bob Rd., Sugarloaf Key, FL 33042**

**WEB: 19052MadBobRd.com**

- » **MLS #:** 585339
- » **Land | Lot:** 64,680 ft<sup>2</sup> (1.48 acres)
- » **\$25,000 Price Reduction to Only \$225,000!**

**QR Code**



**Vic Musmanno, P.A.**  
**Certified Residential Specialist**

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**Coldwell Banker Schmitt Real Estate Company**

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Listed by Vic Musmanno, Year after year a top selling Realtor in Key West for 20 years! Call 305-294-0123 or email [vicmusmanno@gmail.com](mailto:vicmusmanno@gmail.com).

Spanning over 60,000 SF, this magnificent waterfront, build-able lot can provide the backdrop to your Florida Keys dream home. The 210 ft. waterfront is perfect for launching kayaks and paddle boards, or perhaps a flats skiff, from the existing dock. With a ROGO exempt letter on file, and active building permits for a 3 BR home in place, you would be able to step right in and start building. The 308 ft x 210 ft lot has established water and electric utilities, and the sewer laterals are at the street, ready to tie in. The lot is clean and cleared, surrounded by fencing and 6 ft. high buttonwood trees. Included in the sale is an updated camper which sleeps six, has a compost toilet and outdoor shower. Buyer to verify details.

Call Vic Musmanno at 305-294-0123 or email [vicmusmanno@gmail.com](mailto:vicmusmanno@gmail.com) for more information. Visit [keywestliving.com](http://keywestliving.com) to view all Key West & Lower Keys properties for sale. To receive a weekly email newsletter updating you on all new listings, price reductions

