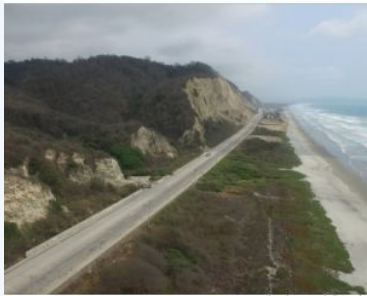
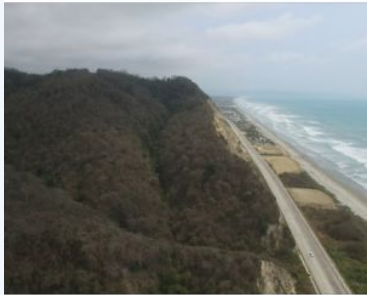


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SOLD - Two beautiful beachfront lots are joined into one amazing property with over 17,500 square feet (0.4 acres) of beautiful beach. One side of the property has a landscaping-ready drainage canal that helps to separate this from a neighboring property and provide privacy. The drainage canal also provides a great pricing discount on all of this beachfront space.

Canoa is for the young and young at heart who love the feel of a lively beach town complete with surf culture, yoga lessons, massage facilities, paragliding launches, and miles of beach for horseback riding and long walks. This listing includes two adjacent lots that combined provide over 127 feet of beachfront. One of the lots has a ephemeral drainage canal that can be landscaped into a beautiful space that adds privacy on the southern side of the lot. Being as the canal section of the land is not buildable, a discount on the land is accounted for in the asking price providing extra breathing room for the buyer looking for a extra space and privacy. The title is clean and clear and this land is surveyed and up to date accounting for the new concrete road and protected bike lane that provides access to the property. There is a water and electric right at the eastern edge of the lot. The west is just beach, with no road running between the beach and the property itself. If you are looking for the right to build your custom home or beachfront B and B, put this one on the top of your list! The lot was recently filled to bring it up to grade. This property is not part of an HOA and is zoned as residential and/or for tourism-based businesses. Get in touch on the Contact Us page to send an email, set up a phone call, or schedule a showing.

LAND INFORMATION:	
Subdivision	: Playa Canoe
Land	: Fee Simple
Holding	
Type	
Lot	: 127 Feet of Beachfront by
Dimensions	137 feet deep
Total acres	: 0.41
Square feet	: 17687.04
Lot Size	: 17687.04
CONVENIENCE:	
General Amenities: Road	
Access,Connected to City Water,	