



LEGAL DESCRIPTION:
 A PORTION OF LOT 79 AND LOT 81 IN MARABALLA, AS RECORDED IN PLAT BOOK 7, PAGE 31, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 81 OF SAID PLAT OF MARABALLA THENCE NORTH 80°50'41" WEST, 627.24 FEET; THENCE NORTH 20°57'57" EAST, 104.33 FEET; THENCE SOUTH 89°04'07" EAST, 33.50 FEET; THENCE NORTH 20°57'57" EAST, 207.00 FEET; THENCE SOUTH 89°04'07" EAST, 33.50 FEET; THENCE SOUTH 77°14'14" WEST, 170.00 FEET; THENCE SOUTH 89°04'07" EAST, 191.62 FEET; THENCE NORTH 10°20'17" EAST, 104.33 FEET; THENCE SOUTH 28°52'27" WEST, 70.00 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATED IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING ABOUT 1.62 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, REDEVOPING COVENANTS AND REPORTS-OF-ANY-RECORD.

CERTIFIED TO:
 THE FLORIDA NATIONAL TITLE INSURANCE COMPANY
 SECHY ANDERSON LLP

NOTES:
 1. THE SURVEY OR REPRODUCTION THEREOF ARE NOT VALID WITHOUT THE ORIGINAL CONTRACT AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
 2. THE LINES, AS SHOWN HEREON, WERE NOT ASSOCIATED FOR RIGHT-OF-WAY, EASEMENT, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
 3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN

\$190,000

• Active

3016 SUNRISE BLVD, FORT PIERCE, FL 34982, USA

<https://comwire.com>

This is the Unicorn! 1.62 acres to build your dream home 5 minutes from downtown Fort Pierce. Large flag lot on a quiet street, partially treed with a good deal cleared. Homesite is well off the road with lots of privacy & room. Located just a few minutes from the downtown with amazing dining, famous

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Basics



Status: Active

Date added: Added 2 months ago

Est. Taxes: \$666

For Sale: No

Listing Office Name: Atlantic Shores ERA Powered

Listing Office Id: 802699

Lot size: 1.63 sq ft

Price/Acre: \$116,564.41

For Lease: No

Site Details

Acres: 1.63

Utilities On Site: Electric Service Available

Lot Description: 1 to < 2 Acres,Paved Road,Public Road,Treed Lot,West of US-1

Ground Cover: Other

Improvements: Cleared

Front Exp: East

Roads: City/County Maint.

Building Details

Type: Single Family Detached

Docs Available: Survey

Additional Info

Listing Agent Phone: (772) 295-8910

Agent Id: 263006557

Listing Office: Atlantic Shores ERA Powered

MLS Source: Realtor Association of the Palm Beaches (RAPB)

