

# Two Gulls Realty

is pleased to offer Lot 952 on Middle Island Plantation.

A marvelous North-facing homesite, this lot is situated along Cape Creek and affords a broad vista of marsh and East Beach dunes. With .58 acres of pristine landscape, Lot 952 is adjacent to preserved area offering additional privacy. Magnificent mature foliage including Live Oak, Hickory, Holly, Cherry and Palms.

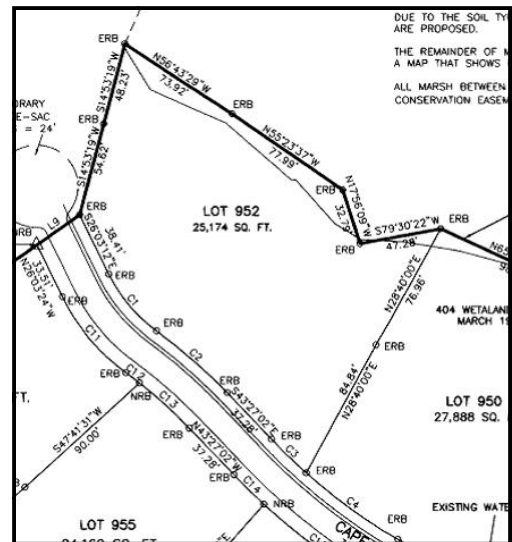


## OFFERED AT \$ 995,000, LOT 952 FEATURES —

- Borders Cape Creek Road (approx. 200 ft.) on the south, with over 230-ft. frontage on Cape Creek to the north.
- Topo and survey available
- Exceptional building pad elevation—approx. 15'
- BHI Club membership available — purchased separately
- MI Plantation Racquet & Swim Club—membership optional
- Private East Beach access for all MI property owners

Annual Taxes                      \$4,400 (approx.)  
 Association Dues                \$110/yr (MI Plantation)  
    \$75/yr (Stage 1, optional)

\*All taxes are based on the owner's experience for the preceding year. Taxes based on current valuation at .305/100 (County) and .24/100 (Village of BHI)



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