

## Property Client Multi-Row



**Land**  
**1070464 Active ER**



**0 Hunting Camp Road**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**  
County: **Volusia**  
City Limits: **No**  
Acreage: **1.33**  
Road Access: **Yes**  
Road Type: **Dirt**  
Water: **None**  
Electric:  
Land Style:  
Master Assoc: **None**  
Assoc Apprvl Req'd:

List Price: **\$12,000**

DOM: **3**

Subdivision: **None**  
Btwn US1 & River: **No**  
Lot Size: **323x179**  
Road Frontage:  
Zoning Code: **FR**  
Sewer: **No Sewer**  
Cleared:  
Project Phase:  
Master Fee:

Public Remarks: **Affordable 1.25-Acre parcel of land in a rural location. Best used for recreational purposes or long term investment due to limited access (Samsula Canal is between road and property). Possible further development to be verified by buyer with county.**

Directions: **From State Road 44 drive 4-miles south on Hunting Camp Road. Property is on right (west) side of road.**

Preparing Office: **(11220) DR Properties of Volusia County LLC**

Preparing Agent: **Susan Logan**

List Date: **07/07/2022**

Office Phone: **386-334-2264**

Agent Phone: **386-428-5550**



**Land**  
**1070463 Active ER**



**0 Hunting Camp Road**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**  
County: **Volusia**  
City Limits: **No**  
Acreage: **1.22**  
Road Access: **No**  
Road Type: **None**  
Water: **None**  
Electric:  
Land Style:  
Master Assoc: **None**  
Assoc Apprvl Req'd:

List Price: **\$9,000**

DOM: **3**

Subdivision: **None**  
Btwn US1 & River: **No**  
Lot Size: **158x337**  
Road Frontage:  
Zoning Code: **FR**  
Sewer: **No Sewer**  
Cleared:  
Project Phase: **None**  
Master Fee:

Public Remarks: **1.25 Acres for sale in an undeveloped area. This parcel currently has no road access, but could be a long term investment. Sold as-is. Buyer to perform their own due diligence for their own feasibility.**

Directions: **From State Road 44 drive 3.5-miles south on Hunting Camp Road. Property has no road access, but is in this vicinity located to the east approximately 0.2-miles.**

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Preparing Agent: **Susan Logan**

List Date: **07/07/2022**

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**Single Family Residence**  
**1069395 Active EA**



**4085 Budd Road**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**  
Bedrooms: **3**  
Baths F/H: **2/**  
Complex Name:  
Year Built: **2003**  
Master Assoc: **None**  
Acreage: **2.50**  
SqFt Htd/Air: **1,375**  
55+ Community: **No**  
No Drive Beach:  
Pool: **None**  
Pets:

List Price: **\$549,999**

DOM: **5**

Subdivision: **Quail Roost Ranches**  
Garage:  
Minimum Rental:  
Master Fee:  
Lot Size:  
Total SqFt: **2,238**  
Factory Built:  
As Is Condition: **Yes**  
Furnished: **No**

Public Remarks: **This home is nestled on a quite 2.5 acre parcel in desirable New Smyrna Beach. The home is a 3 bedroom 2 bath with a 2 car garage and is well maintained; the living room has a wood burning fireplace, newer roof, irrigated yard and private asphalt mil**

Directions: **SR 44 west, south on SR415, east on Budd Rd. House in on the left.**

Preparing Office: **(11220) DR Properties of Volusia County LLC**

Preparing Agent: **Susan Logan**

List Date: **07/05/2022**

Office Phone: **386-334-2264**

Agent Phone: **386-428-5550**

