

\$500,000 - 105 3rd Avenue, Shalimar

MLS® #928983

\$500,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft
Detached Single Family on 0.15 Acres

PORT DIXIE, Shalimar, FL

This meticulously maintained, Craftsman-style, fully smart-enabled home is ready to be YOURS! No HOA and LOW insurance cost! The interior features scraped wood-laminate floors, clean lines and impeccable finishes complemented with a soft modern palette, and a Zen-inducing, manicured outdoor space, comprise this unsurpassable home. A stretched driveway leads to the inviting front porch, surrounded by stone and shaker-style hardie board fascia. Through the wood-stained door, a stunning stacked-stone gas fireplace welcomes you to an open floor plan perfect for both entertainment and everyday living. The fully equipped kitchen, with adjoining family and dining rooms, boasts stainless steel appliances with a gas stove, a dedicated pantry, white cabinetry, and glass-tile backsplash. Ideal for gatherings, the expansive living room is overlooked by a breakfast bar adorned with beadboard, an eat-in kitchen/dining area that comfortably accommodates a 6-seater table. Off the main living space is a sizable Primary bedroom with double doors for private backyard access. The en-suite bath includes a dual sink vanity, separate garden tub with frosted glass window, shower with glass door, and a spacious walk-in closet. Also on the main floor is the interior laundry room with a utility sink, a half-bath with pocket door, the staircase, and an under-the-stairs nook the homeowners set up as an office space. Upstairs you'll find a loft, a guest bathroom with dual vanity, and



three large bedrooms, of which, two have walk-in closets. A fenced-in backyard with beautiful landscaping and mature trees provide an idyllic setting for summer cookouts. The covered back patio is framed with stacked-stone columns with ample entertainment space. Sodded in 2020, the lawn is diligently cared for; its underground sprinkler system has an updated irrigation well (drilled in 2020) and a newly-installed well pump (2023). Gutters and French drains were installed in 2018. The HVAC system is fitted with new ductwork and a Nest thermostat for optimal air flow and energy-saving temperature control. Semi-annual maintenance routinely done by One Hour Heating and Air. The home is also protected with an annual Termite Bond through Florida Pest Control. Less than a 2 minute drive to Meigs Park that has a small boat launch and sandy beach where you can sit and enjoy some amazing sunsets over the bay. Please see the Features Sheet in the photos for more upgrades this home has to offer and call to schedule your private tour!

Built in 2018

Essential Information

MLS® #	928983
Sold Price	\$500,000
List Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.15
Year Built	2018
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	105 3rd Avenue
Area	12 - Fort Walton Beach
Subdivision	PORT DIXIE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Attached
# of Garages	2

Interior

Heating	Heat Cntrl Gas
Cooling	AC - Central Elect
# of Stories	2

Exterior

Exterior	Roof Dimensional Shg, Siding CmntFbrHrdBrd, Slab, Trim Vinyl
Exterior Features	Fenced Back Yard, Fenced Privacy, Patio Covered
Roof	Roof Dimensional Shg
Foundation	Slab

School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	350
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office The Property Group 850 Inc

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