

# \$499,900 - 17 7th Street 1-4, Shalimar

MLS® #930072

---

## \$499,900

8 Bedroom, 4.00 Bathroom, 3,783 sqft  
Attached Single Unit on 0.55 Acres

PORT DIXIE, Shalimar, FL

Great opportunity to purchase this 4 unit complex. Add too, or begin your investment portfolio with these all brick units that sit among a beautiful canopy of oaks on a corner.

Located in Shalimar they accessible to Eglin AFB, the beaches, shopping and Hurlburt as well. All 4 units are 2 bedroom and 1 bath. Units 1 and 2 have been updated with smooth surface stove/oven's, countertops, kitchen cabinets painted, updated flooring and new insulated sliding glass doors. Units 3 and 4 have new A/C units inside and new compressors outside and new hot water heaters. The backyard is chainlink fenced. The leases expire in units 1 and 2 in September and October and both rent for \$1,150/month. The same tenant leases units 3 and 4 and is on a month to month and has given 30 day notice.



Built in 1978

## Essential Information

MLS® #	930072
Sold Price	\$499,900
List Price	\$499,900
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	3,783
Acres	0.55

Year Built	1978
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Fourplex
Status	Sold

### **Community Information**

Address	17 7th Street 1-4
Area	12 - Fort Walton Beach
Subdivision	PORT DIXIE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

### **Amenities**

Amenities	Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable

### **Interior**

Interior Features	Breakfast Bar, Floor Laminate, Floor Terrazo, Floor Vinyl, Furnished - Some, Pantry, Washer/Dryer Hookup, Window Treatmnt Some, Woodwork Painted, Woodwork Stained
Appliances	Cooktop, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

### **Exterior**

Exterior	Brick, Masonite, Roof Composite Shngl, Trim Wood
Exterior Features	Fenced Back Yard, Fenced Chain Link, Porch
Lot Description	Corner, Covenants, Interior, Level, Within 1/2 Mile to Water
Roof	Roof Composite Shngl

### **School Information**

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

## **Additional Information**

Days on Website 335

Zoning County, Resid Multi-Family, Resid Single Family

HOA Fees 0.00

## **Listing Details**

Listing Office ERA American Real Estate

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.

Listing information last updated on July 16th, 2024 at 5:33am CDT