

# \$2,499,000 - 1101 Ne Beachview Dr, FORT WALTON BEACH

MLS® #954654

## \$2,499,000

4 Bedroom, 4.00 Bathroom, 4,265 sqft  
Detached Single Family on 0.27 Acres

242204.00, FORT WALTON BEACH, FL

Seller to pay \$10,000 towards buyers closing costs, plus a \$5,000 selling bonus to the buyers agent paid at closing!! Imagine a stunning three-story coastal retreat nestled on pilings along the serene shores of Choctawhatchee Bay, boasting unparalleled views of the iconic Destin bridge. This luxurious home, built in 2022, exudes modern elegance and offers a perfect blend of comfort and sophistication. Upon entering, you are welcomed into a spacious living area with luxury vinyl plank floors that seamlessly flow throughout the open floor plan. The gourmet kitchen features exquisite quartz countertops, high-end stainless steel appliances, and ample cabinet space. Adjacent to the kitchen, a wet bar enhances the entertaining experience, ideal for mixing cocktails while enjoying bayfront sunsets.

The first floor is thoughtfully designed to accommodate both relaxation and productivity. It includes a space that can be used as an office or formal dining room, providing flexibility to suit your lifestyle. The master suite is a retreat in itself, featuring panoramic bay views, a spa-like bathroom with quartz countertops, dual sinks, and a soaking tub inside the oversized walk in shower.

Upstairs, three bedrooms and two full baths. The furthest bedroom upstairs provides another Master suite with a full bath and breathtaking views of the bay, It provides privacy and comfort for family and guests alike. A versatile flex room offers additional



space for hobbies or as a guest bedroom, ensuring every need is met. Upstairs also includes a movie theater for cinematic enjoyment that has been double insulated for sound proof entertaining.

Outside, the entertainment options abound. A spacious deck overlooks the bay, perfect for alfresco dining or lounging by the fire pit under the stars. A new dock, seawall, and boat lift cater to boating enthusiasts, offering easy access to the water for fishing or leisurely cruises along the coast.

Underneath the home, the space is designed for ultimate relaxation and social gatherings. With stained tongue and groove ceilings, this open area provides a shaded retreat from the sun while entertaining guests or simply enjoying the coastal breeze.

Storm windows throughout the home ensure peace of mind during inclement weather, while enhancing energy efficiency and maintaining the picturesque views. Whether its your forever home or you purchase for an Airbnb ,This meticulously crafted residence is a testament to coastal living at its finest, combining modern amenities with the timeless allure of waterfront living on Choctawhatchee Bay.

Built in 2022

### **Essential Information**

MLS® #	954654
Price	\$2,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,265
Acres	0.27
Year Built	2022

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

### Community Information

Address	1101 Ne Beachview Dr
Area	Fort Walton Beach
Subdivision	242204.00
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32547

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Tap Fee Paid
Parking	Garage: Attached, Boat, Oversized
Is Waterfront	Yes
Waterfront	BAY, Shore: Beach, Shore: Rip Rap, Shore: Seawall
Water View	BAY
Pool	Community, Private

### Interior

Interior Features	Ceiling Raised, Fireplace, Floor Vinyl, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Window Bay, Ceiling Crwn Molding, Newly Painted, Shelving, Walls Wainscoting, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat: Central Electric, Heat: Two Or More
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

### Exterior

Exterior	Concrete, Roof Dimensional Shingle, Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings, Roof Pitched, Roof
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	Shingle/Shake, Siding Shake, Trim Wood
Exterior Features	Balcony, BBQ Pit/Grill, Dock, Fireplace, Patio Covered, Porch Covered, Sprinkler System, Workshop, Boatlift, Columns, Deck Covered, Fenced Back Yard, Fenced Privacy, Lawn Pump, Shower, Rain Gutter
Lot Description	Bulkhead/Seawall, Within 1/2 Mile Of Water, Flood Insurance Required, Survey Available
Windows	Storm Windows, Tinted Windows
Roof	Roof Dimensional Shingle, Roof Metal, Foundation On Pilings, Roof Pitched, Roof Shingle/Shake
Foundation	Foundation On Pilings

### **School Information**

Elementary	SHALIMAR
Middle	Meigs
High	CHOCTAWHATCHEE

### **Additional Information**

Zoning	Residential Single Family, County
HOA Fees	0.00

### **Listing Details**

Listing Office	Sand Dunes Real Estate LLC
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