

# \$1,310,000 - 111 Royster Dr, Other

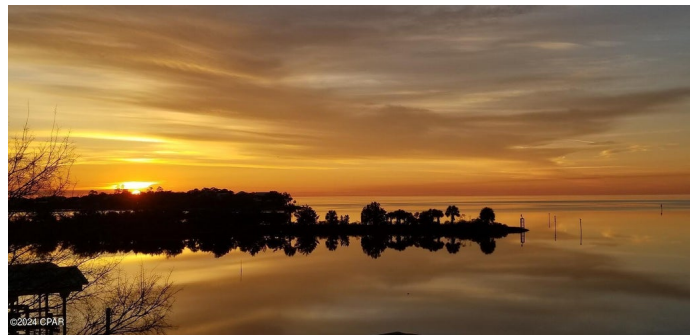
MLS® #953280

**\$1,310,000**

3 Bedroom, 4.00 Bathroom, 3,174 sqft  
Detached Single Family on 0.27 Acres

none, Other, FL

AMAZING OPPORTUNITY TO OWN YOUR GULF FRONT HOME Coming soon - (waiting for professional pictures to be taken). This property has it all, breathtaking unobstructed views to the Gulf of Mexico, located in a cove with deep water access that leads you to the gulf in seconds and less than a mile from Shell Point Beach. Priced to sell and below appraised value. Originally built with high quality construction: concrete steel-reinforced pilings, pre-stressed concrete floor panels (first floor), Andersen windows, 5-total garage doors (8' tall), parking for 7 vehicles, including two 6,600 lb. car lifts, ss flood vents, concrete seawall, Spanish tile roof. The ground floor includes a 17' x 10' Workshop & 12' x 12' Rigging room with bonus restroom with shower, and a covered porch area perfect for entertaining. This residence has been immaculately maintained with major upgrades to the kitchen, flooring and amenities in the last two years. Overlooking the Gulf, the kitchen is a chef's dream; custom made Kraftmaid cabinets with dovetailed drawers, soft-close hardware, with plenty of storage, spice rack organizers, double tier drawer storage and pull-outs. Impressive quartz countertops and a beautiful mosaic marble backsplash. A center island with a brand new six burner Wolf Stove & Best 18" ducted downdraft. New kitchen sink/faucet. Recently installed wood flooring in all bedrooms, gorgeous marble tile in all common areas and all interior doors are solid hardwood. Walls



freshly painted, bathrooms remodeled, and new light fixtures added. Electric blinds living room, foyer, and master bedroom (raise the blinds with remote control and watch the wonderful sunrises without having to get out of bed). First level has 2 large bedrooms overlooking the canal, each with its own full bath, a separate powder room, a gulf view office w/built-in cabinetry that could be used as 4th BR, a wet bar, a screened porch with a two-burner commercial gas stove, outdoor kitchen and two balconies. The second level has a huge master bedroom/bathroom with a sitting area with water view all around, a large walk-in closet, a wet bar and a balcony with an amazing view. For added convenience this home has a fully enclosed interior 3-Stop Elevator with 750lb capacity. Outside, you will find a new, piling-supported boat house with a 10,000 lb. lift, and 4' walkways on both sides of the slip and dual freshwater hose connections. Adjacent to the boathouse is a 10 x 24 floating dock with a fish cleaning table with separate freshwater supply. New 250 Gal. underground propane tank and new gutters, a completely fenced backyard and a paved circular driveway. Shell Point Beach is a sailing, fishing, and golf cart community, 30 min drive. south of Tallahassee, 2 hours east of Panama City Beach and the Emerald Coast. This area borders the St. Marks National Wildlife Refuge, and is home to migratory birds, and offers excellent hiking, fishing and kayaking.

Built in 1998

### **Essential Information**

MLS® #	953280
Price	\$1,310,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,174
Acres	0.27
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

### **Community Information**

Address	111 Royster Dr
Area	Other Counties
Subdivision	none
City	Other
County	See Remarks
State	FL
Zip Code	N/A

### **Amenities**

Amenities	Gated Community, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Propane
Parking Spaces	7
Parking	Garage: Attached
# of Garages	7
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF, Gulf/Pass
Pool	Community, Private

### **Interior**

Interior Features	Ceiling Crwn Molding, Fireplace, Floor Hardwood, Floor Marble, Kitchen Island, Lighting Recessed, Pantry, Wet Bar, Window Treatment All, Ceiling Cathedral, Split Bedroom
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator, Washer, Central Vacuum, Stove/Oven Dual Fuel
Heating	Heat: Central Electric, Heat Pump Air To Air

Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

### **Exterior**

Exterior	Foundation On Pilings, Siding Stucco, Roof Tile/Slate
Exterior Features	Balcony, Fenced Back Yard, Fenced Lot-All, Fireplace, Patio Covered, Patio Enclosed, Patio Open, Sprinkler System, Porch Open
Lot Description	Within 1/2 Mile Of Water
Roof	Foundation On Pilings, Roof Tile/Slate
Foundation	Foundation On Pilings

### **School Information**

Elementary	NOT AVAILABLE
Middle	NOT AVAILABLE
High	NOT AVAILABLE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	400.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	World Impact 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, Copyright 2024, All rights reserved. Vendors Member Number : 28325  
Listing information last updated on July 3rd, 2024 at 12:45pm CDT