

# \$400,000 - 1606 Fenwick Ave, FORT WALTON BEACH

MLS® #956519

## \$400,000

3 Bedroom, 2.00 Bathroom, 1,891 sqft  
Detached Single Family on 0.13 Acres

EMERALD VILLAGE S/D, FORT WALTON BEACH, FL

This 3-bedroom, 2-bathroom home is situated in the sought-after Emerald Village community. Inside, discover a comfortable layout featuring vaulted ceilings, a cozy wood-burning fireplace, and a split floor plan. The kitchen boasts a convenient island and a breakfast nook with a built-in desk, perfect for meal prep and multitasking. The master suite is a private retreat, complete with a relaxing garden tub, separate shower, and ample storage in the two walk-in closets. Enjoy outdoor living on the covered front porch or back patio, overlooking the privacy-fenced backyard. Additional features include a two-car garage with automatic opener, easy-care vinyl plank flooring, plush carpeting in bedrooms, a laundry room/mudroom conveniently located off the garage, a lawn pump, and a sprinkler system. Emerald Village offers a prime location, with area military bases, grocery stores, and shopping centers just minutes away. A convenience store is within walking distance for added convenience. This move-in ready home is waiting for you!

Built in 2003

## Essential Information

MLS® #	956519
Price	\$400,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,891
Acres	0.13
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### **Community Information**

Address	1606 Fenwick Ave
Area	Fort Walton Beach
Subdivision	EMERALD VILLAGE S/D
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32547

### **Amenities**

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage, Garage: Attached
# of Garages	2
Pool	Community, Private

### **Interior**

Interior Features	Ceiling Raised, Kitchen Island, Window Treatment All, Ceiling Cathedral, Fireplace, Floor Vinyl, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### **Exterior**

Exterior	Roof Composite Shingle, Siding Brick All, Siding Vinyl, Trim Vinyl
Exterior Features	Fenced Back Yard, Patio Covered, Porch Covered, Sprinkler System, Fenced Privacy, Lawn Pump
Lot Description	Covenants, Interior, Level, Restrictions, Sidewalk
Windows	Double Paned Windows
Roof	Roof Composite Shingle
Foundation	Siding Vinyl

### **School Information**

Elementary	MARY ESTHER
Middle	Pryor
High	CHOCTAWHATCHEE

### **Additional Information**

Zoning	Residential Single Family, County
HOA Fees	0.00

### **Listing Details**

Listing Office	World Impact Real Estate
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