

# \$345,000 - 174 Bryn Mawr Blvd, MARY ESTHER

MLS® #950973

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## \$345,000

3 Bedroom, 2.00 Bathroom, 1,747 sqft  
Detached Single Family on 0.41 Acres

BRYN MAWR PARK, MARY ESTHER, FL

Welcome to this charming home located less than 5 miles from Hurlburt Field! Outside, a covered patio with a fireplace provides the perfect spot for cozy evenings spent under the stars, making outdoor entertaining a breeze year-round. As you step inside, the heart of the home unfolds before you, with the dining room, breakfast nook, and kitchen seamlessly blending together to create an inviting and functional space perfect for everyday living and entertaining. The spacious living room beckons you further into the home, offering ample room to relax and unwind with family and friends. Discover a hidden gem within the master bedroom, where a versatile bonus room awaits. Whether you envision it as a home office, nursery, or expansive walk-in closet, the possibilities are endless, allowing you to customize this space to suit your lifestyle and needs.

The master bedroom boasts its own private doors leading to the backyard, creating a seamless connection between indoor and outdoor living. And the master bath features built-in Bluetooth speakers, a skylight that fills the space with natural light, and a spacious walk-in shower, offering a spa-like experience right at home.

The backyard is your own private oasis, where a pool awaits, surrounded by a fully fenced backyard providing the ultimate in privacy and tranquility. Whether you're enjoying a refreshing swim on a hot summer day or hosting weekend gatherings, this outdoor

Coming  
★ SOON.  
STAY TUNED —

space is sure to become your favorite retreat. Conveniently located near schools, parks, and shopping, this home offers the perfect blend of comfort and convenience.

Built in 1961

### Essential Information

MLS® #	950973
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.41
Year Built	1961
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

### Community Information

Address	174 Bryn Mawr Blvd
Area	Fort Walton Beach
Subdivision	BRYN MAWR PARK
City	MARY ESTHER
County	OKALOOSA
State	FL
Zip Code	32569

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Vinyl Liner, Community

### Interior

Interior Features	Breakfast Bar, Floor WW Carpet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Smoke Detector, Stove/Oven Gas

Heating	Heat: Central Electric, Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### **Exterior**

Exterior	Roof Composite Shingle, Foundation Slab On Grade, Siding Stucco, Block
Exterior Features	Fenced Back Yard, Patio Covered, Pool - In-Ground, Yard Building, Pool - Vinyl Liner, Workshop
Lot Description	Interior, Irregular, Sidewalk
Roof	Roof Composite Shingle, Block
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	EDWINS
Middle	BRUNER
High	FORT WALTON BEACH

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	RE/MAX Gulf Coast Realty
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