

# \$397,000 - 2384 Placid Dr, FORT WALTON BEACH

MLS® #941314

## \$397,000

2 Bedroom, 3.00 Bathroom, 1,321 sqft  
Attached Single Unit on 0.04 Acres

PELICAN COVE T/H, FORT WALTON BEACH, FL

FABULOUS RARE GEM in Fort Walton Beach within the Waterfront Community of Pelican Cove located on GARNIER'S BAYOU! This Townhome boasts it's OWN DEEDED BOAT SLIP WITH LIFT! Enjoy water access to the Bay along with the Benefits of a Community Dock for Fishing, Swimming, Boarding, Kayaking, and More! This Gorgeous END Unit is 2br 2 1/2 ba and has been Renovated within the last approximately 4-5 years. WIRED FOR YOUR TESLA! From the Upstairs Front Window you can Catch a Glimpse of the Sparkling Bay! The Unit has so many Wonderful and Updates. SEE UPDATES AND FEATURES List under DOCUMENTS along with a Property Information List, Insurance Quote, Property Seller Disclosures, HOA Addendum B, Survey, HOA CCR's, recorded Notice to Preserve the CCRs from Extinguishing. BOAT LIFT CONVEYS AS ISBuyer to pay boat slip transfer of ownership taxes.

Boat slip installed by Breeze Boat Lifts. They say lift can accommodate up to a 24" boat and 8000 lbs. An inspection would be needed to confirm this per the boat lift company. Transferable flood insurance policy. Owners Title Policy available for a reissue credit.

Buyer to verify all measurements and pertinent information.

Built in 1997



## Essential Information

MLS® #	941314
Price	\$397,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.04
Year Built	1997
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

## Community Information

Address	2384 Placid Dr
Area	Fort Walton Beach
Subdivision	PELICAN COVE T/H
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32547

## Amenities

Amenities	Dock, Fishing, No Short Term Rental, Waterfront, Pets Allowed
Utilities	Public Water Available, Electric Available, Public Sewer Available
Parking Spaces	1
Parking	Garage: Attached
# of Garages	1
Water View	Bayou, Unit Waterview Only
Pool	Community, Private

## Interior

Interior Features	Floor Vinyl, Kitchen Island, Pantry, Washer/Dryer Hookup, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Floor Tile, Floor WW Carpet, Window Treatmnt Some
Appliances	Dishwasher, Microwave, Smooth Stovetop Rnge, Disposal, Dryer, Refrigerator, Washer

Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Siding Brick All, Roof Dimensional Shingle, Siding Brick Some, Siding Vinyl, Trim Vinyl
Exterior Features	Boat Slip, Boatlift, Deck Open, Dock, Patio Open
Lot Description	Corner, Covenants, Dead End, See Remarks, Within 1/2 Mile Of Water
Roof	Roof Dimensional Shingle
Foundation	Siding Vinyl

### **School Information**

Elementary	KENWOOD
Middle	Pryor
High	CHOCTAWHATCHEE

### **Additional Information**

Zoning	Residential Multi-Family
HOA Fees	1000.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	ERA American Real Estate
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