

# \$175,000 - 261 W Royal Palm Ave, DeFuniak Springs

MLS® #956610

## \$175,000

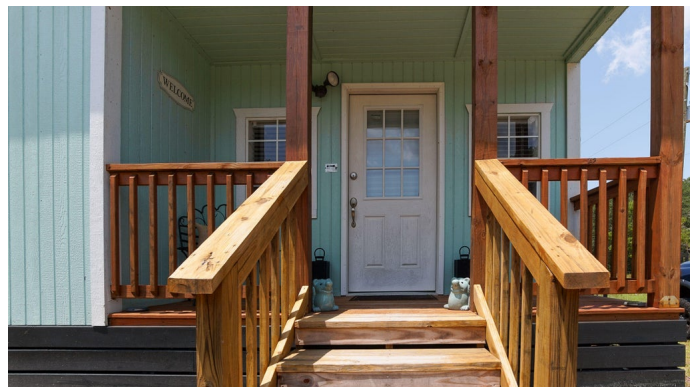
1 Bedroom, 1.00 Bathroom, 600 sqft  
Detached Single Family on 0.46 Acres

OAKWOOD HILLS UNIT 1, DeFuniak Springs, FL

Built in 2023, this 1 bedroom, 1 bathroom, 600 sq ft home, with detached laundry-room-shed, produces \$1,000/month in rental income and has a tenant in place until 2/27/2025. The parcel is just under a half-acre and can be subdivided into 2 lots. Add another home, live in one home and rent the other...or rent both! Seller has new survey available. The existing home features floor-to-ceiling spray foam, for energy efficiency. 3/4" treated plywood under all flooring. Oil painted plywood behind sheetrock in the kitchen and bathroom walls for increased durability and water protection. The detached laundry room was designed to eliminate any risk of potential water damage to the main house. This property is part of a real estate portfolio comprised of 10 total properties. Properties in the portfolio can be purchased separately, with some, or all of the other properties in the portfolio; seller negotiable on price if multiple/all properties in the portfolio are sold to the same buyer. Schedule your private showing today!

All info in the MLS is intended to be accurate, but cannot be guaranteed. Buyer and buyer's agent to perform their own due diligence. MLS #'s for the other properties in the portfolio that are listed for sale: 947806, 956606, 956607, 956608, 956609, 956611, 956612, 956613, and 956614.

Built in 2023



## Essential Information

MLS® #	956610
Price	\$175,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.46
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

## Community Information

Address	261 W Royal Palm Ave
Area	North Walton County
Subdivision	OAKWOOD HILLS UNIT 1
City	DeFuniak Springs
County	WALTON
State	FL
Zip Code	32433

## Amenities

Utilities	Electric Available, Septic Tank, Private Well
Pool	Community, Private

## Interior

Appliances	Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: High Efficiency
# of Stories	1

## Exterior

Exterior	Roof Metal, Siding Wood
Exterior Features	Porch Open, Fenced Lot-Part
Lot Description	Cleared, Level, See Remarks, Survey Available
Roof	Roof Metal

## School Information

Elementary	MOSSY HEAD
Middle	WALTON
High	WALTON

### **Additional Information**

Zoning	County, Mobile Home, Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	LPT Realty LLC
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