

\$612,500 - 2809 Pear Orchard Blvd, CRESTVIEW

MLS® #954968

\$612,500

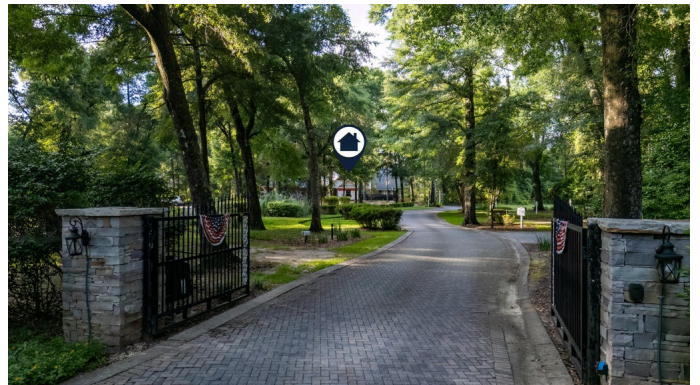
4 Bedroom, 3.00 Bathroom, 2,646 sqft
Detached Single Family on 0.33 Acres

CLAIRES VINEYARD, CRESTVIEW, FL

VA-APPROVED NEW CONSTRUCTION BY HIGHLY SOUGHT AFTER BUILDER.. \$10,000 SPENDING MONEY (ANYWAY YOU WANT).. AND THIS HOME IS IN ONE OF CRESTVIEW'S MOST BEAUTIFUL GATED NEIGHBORHOODS!!! Welcome to Claire's Vineyard; known for stately homes hidden away by lush gardens and mature oaks. Owners take comfort in gated security access (front and back) and enjoy neighborhood walking/biking paths exclusively for their use. With only a few vacant lots remaining, you have the chance to own this 4 BR/3 Bath PLUS BONUS ROOM estate on one of the best lots in Claire's Vineyard. Your circular "courtyard-style" drive leads you to a brick/stucco estate, with architectural shingle and metal roof embellishments. No expense was spared-- from reinforced stem wall foundation.. (continued) to spray foam insulation (ceilings), 5/8ths roof decking, specialty windows with ebony powder finish, herringbone-bricked front porch entry with double french portals and designer lighting, and a wood-beamed ceiling inspired by Southern Living Design.

You will enjoy designer paint, luxury vinyl plank flooring throughout, as well as high-end tile in all three bathrooms.

Premium imported granite for the kitchen and all wet areas is on order.. and custom wood cabinetry from a local cabinetmaker was



designed specifically for this space! The family chef will love the gas range!

WHO LOVES A BEAMED CEILING? How about 4 wooden beams in the living room? There's also a brick fireplace with shiplap accents, flanked by custom built-in shelving.

As previously mentioned, there are 4 bedrooms in this home and 2 of them are en suite!

The spacious master suite features 2 walk-in closets, an elegant slipper tub.. as well as a custom-tiled 2-person walk-in shower with glass enclosure.

The inlaw suite is tucked away for privacy, and features a walk-in closet and a full bath with more luxury granite.

The two remaining bedrooms share a Jack and Jill Bath and each offer walk-in closets, 9 ft ceilings and specialty windows.

All windows are large and fully encased.. and all doors boast capital door casings.

The bonus room offers endless possibilities... formal dining, office or bedroom #5!

This home comes with upgraded molding/trim package, upgraded landscaping package (including St. Augustine grass), upgraded lighting package, tankless water heater and HOA dues are paid in full for the rest of 2024!

Now let's talk incentives! Builder will offer the buyer \$10,000 cash to spend how the buyer sees fit! Buyer can choose upgrades, closing cost assistance, rate buydown, etc.

Speaking of rate buydown.. this builder has one more surprise! If you agree to use our

preferred lender, we will buy down your rate.
Call agent for details!

Claire's Vineyard is the only gated neighborhood in North Crestview and it is minutes away from the high school and middle school. It's also close to shopping, entertainment and the base!

This one is priced to move! Schedule your showing today!

Built in 2024

Essential Information

MLS® #	954968
Price	\$612,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,646
Acres	0.33
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	2809 Pear Orchard Blvd
Area	Crestview Area
Subdivision	CLAIRES VINEYARD
City	CRESTVIEW
County	OKALOOSA
State	FL
Zip Code	32539

Amenities

Amenities	Gated Community
Utilities	Electric Available, Gas - Natural, Public Water Available, TV Cable

	Available, Septic Tank
Parking Spaces	2
Parking	Garage: Attached, Oversized
# of Garages	2
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Fireplace, Floor Tile, Floor Vinyl, Lighting Recessed, Newly Painted, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Ceiling Beamed
Appliances	Dishwasher, Microwave, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Siding Brick All, Frame, Roof Dimensional Shingle, Foundation Slab On Grade, Siding Stucco
Exterior Features	Fenced Lot-Part, Patio Covered, Porch Covered, Sprinkler System, Columns
Lot Description	Covenants, Level, Sidewalk, Interior, Restrictions, Survey Available
Roof	Roof Dimensional Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

School Information

Elementary	WALKER
Middle	DAVIDSON
High	CRESTVIEW

Additional Information

Zoning	Residential Single Family
HOA Fees	300.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	ERA American 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 19th, 2024 at 12:00am CDT