

# \$199,900 - 32 10th St Unit B, SHALIMAR

MLS® #955024

## \$199,900

2 Bedroom, 3.00 Bathroom, 1,280 sqft  
Attached Single Unit on 0.03 Acres

PORTOFINO T/H, SHALIMAR, FL

VA Assumable loan available with interest rate of 2.5%! Seller will pay some of buyers closing costs with acceptable offer too! This end unit townhome is in a great location. Pull up to your one car garage in front. The front door entrance is located inside secured fenced courtyard. Courtyard has community pool, green space for pets, nicely landscaped and all fenced. Step inside and you will find open living space including the kitchen too. White brick fireplace is wood burning, Interior is freshly painted light grey. New blinds throughout. Newer carpet in bedrooms too. Side door leads to private patio that is fenced and great for grilling area, patio lights, and entertaining. Powder bath on main floor. Upstairs you will find the primary facing the courtyard with balcony. Both bedrooms have two closets. New toilets in both baths. Each room has its own vanity and shower is accessible from both bedrooms. New tile in upstairs bath too. Garage has new door, new springs and opener. Roof is maintained by the HOA. HOA also has termite bait stations and bond with Rusty's. Water heater 2019 approx and HVAC 2009 approx. Simpli Safe system that has a video doorbell stays! This app can open the garage door & front door remotely! Washer & Dryer stay too! Homeowners Insurance currently less than \$600 per year. No flood insurance required. This home is move in ready! Hurry as this place for under 200k will not last long!



Built in 1981

## Essential Information

MLS® #	955024
Price	\$199,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.03
Year Built	1981
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

## Community Information

Address	32 10th St Unit B
Area	Fort Walton Beach
Subdivision	PORTOFINO T/H
City	SHALIMAR
County	OKALOOSA
State	FL
Zip Code	32579

## Amenities

Amenities	Pets Allowed, Picnic Area, Pool
Utilities	Electric Available, Phone Available, TV Cable Available
Parking Spaces	1
Parking	Garage
# of Garages	1
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Fireplace, Floor Tile, Floor WW Carpet, Kitchen Island, Pull Down Stairs, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Stove/Oven Electric

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

### **Exterior**

Exterior	Siding Brick All, Frame, Trim Aluminum, Trim Wood
Exterior Features	Balcony, Fenced Privacy
Lot Description	Covenants
Construction	Frame

### **School Information**

Elementary	SHALIMAR
Middle	Meigs
High	CHOCTAWHATCHEE

### **Additional Information**

Zoning	Residential Multi-Family
HOA Fees	225.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Red Hot Realty
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