

# \$635,000 - 321 Bream Ave Unit 412, FORT WALTON BEACH

MLS® #957539

## \$635,000

2 Bedroom, 2.00 Bathroom, 1,845 sqft  
Condominiums on 0.00 Acres

### PALM COURT YACHT CLUB, FORT WALTON BEACH, FL

Spend your days watching sunrises and sunsets from this beautifully, renovated 1845 sqft, 2 bedroom, 3 full bath condo! From its fourth floor location your views of the Santa Rosa Sound/Intercoastal Waterway and the Emerald waters of the Gulf of Mexico are what make this unit so unique. From the balconies you will find yourself watching boats all day as they cruise the Intercoastal waterway. You will also have a front row seat to the fireworks shows at the landing. This unit, originally 2 units, was completely renovated to create a wonderful space with over-sized rooms and a beautiful flow of space. The chef in your family will appreciate the gorgeous kitchen with granite countertops, a kitchen island and newer appliances. The master suite offers space like non-other in a 2 bedroom condo. This unit can easily be converted back to a 3 bedroom with just one wall installed or back to 2 separate units. All the plumbing is intact in the master bedroom suite to easily install a kitchen. This unit includes a deeded 25 foot boat slip with a lift and remote. It also includes a deeded parking spot. Your guests won't have a problem parking - as this community has ample parking with an upper deck for over-flow. Amenities include - a heated pool with a hot tub, grilling area, boardwalk beach access direct to access #1, gated parking, 2 elevators and storage lockers. Short-term rentals are allowed. This is also a warrantable building (no front desk) and qualifies for financing.



Built in 1999

## Essential Information

MLS® #	957539
Price	\$635,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,845
Acres	0.00
Year Built	1999
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	321 Bream Ave Unit 412
Area	Fort Walton Beach
Subdivision	PALM COURT YACHT CLUB
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32548

## Amenities

Amenities	Gated Community, Pets Allowed, Pool, TV Cable Available, BBQ Pit/Grill, Dock, Dumpster, Elevators, Separate Storage, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
# of Garages	1
Is Waterfront	Yes
Waterfront	BAY, Intracoastal Waterway, Sound, Unit Waterfront
Water View	BAY, GULF, Intracoastal Waterway
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

## Interior

Interior Features	Breakfast Bar, Elevator, Floor Tile, Kitchen Island, Renovated, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Cooktop
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

## Exterior

Exterior	Siding Stucco, Block, Foundation On Pilings
Exterior Features	Balcony, BBQ Pit/Grill, Hot Tub, Pool - In-Ground, Boat Slip, Boatlift, Dock, Fenced Lot-All
Windows	Double Paned Windows
Roof	Block, Foundation On Pilings
Foundation	Foundation On Pilings

## School Information

Elementary	ELLIOTT POINT
Middle	BRUNER
High	FORT WALTON BEACH

## Additional Information

HOA Fees	1066.65
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	NextHome Cornerstone Realty
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