

# \$1,994,000 - 4455 Ocean View Dr, DESTIN

MLS® #943969

## \$1,994,000

6 Bedroom, 5.00 Bathroom, 2,888 sqft  
Detached Single Family on 0.12 Acres

CRYSTAL SHORES, DESTIN, FL

OFFERING \$14,000 IN CLOSING CREDIT.

Own this turn key rental machine w/ private pool. Gross \$165K in 2023, with 90 days of owner usage (\$210K). PM Projections up to \$250k. Add a game room for even more \$. One block from the white sandy beach and gulf, this quintessential beach house is newly remodeled & spacious. This beautiful home is the ideal family beach house or investment property. Set behind a white picket fence in the heart of Crystal Beach, the brick paver sidewalk leads right to the front porch, two-car garage and generous driveway for parking. Inside, the open floor plan provides a light bright space beneath a white coffered ceiling. Entertain in the chandeliered dining area. Cooks will love the well-planned kitchen with its attractive marine blue cabinets. The coastal theme continues into the TV den with shiplap walls, updated coastal decor and comfy furnishings. There is wood and tile flooring throughout. Recent updates include new kitchen countertops and appliances, TVs in all bedrooms, indoor paint and more. Enjoy an indoor-outdoor lifestyle on the multiple balconies and spacious covered deck with lounge furnishings. There's ample space for hosting family and friends with six bedrooms and five full baths, including a large bunk room in the third-floor loft.

The airy master bedroom boasts a modern master bath with whirlpool tub, twin vanity and walk-in shower. It's the perfect haven to start



and end each fun-filled day. Pavers surround the oval pool providing a private space for barbecues, relaxing in the sun and cooling off with a dip. Just down the street is a community pool for meeting new friends and neighbors.

A two-minute walk or bike ride away is the public beach access and the chance to ride bike trails along Scenic 98. You can be at the supermarket, Destin Commons, the water park, theater, marina and golf courses in minutes from this sought-after beach community.

Built in 1994

### **Essential Information**

MLS® #	943969
Price	\$1,994,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,888
Acres	0.12
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	4455 Ocean View Dr
Area	Destin
Subdivision	CRYSTAL SHORES
City	DESTIN
County	OKALOOSA
State	FL
Zip Code	32541

### **Amenities**

Amenities	Beach, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached, Guest, Garage
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

### **Interior**

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Fireplace, Fireplace Gas, Floor Tile, Furnished - All, Lighting Recessed, Newly Painted, Owner's Closet, Shelving, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Two Or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

### **Exterior**

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	BBQ Pit/Grill, Balcony, Columns, Deck Open, Fenced Back Yard, Fenced Lot-Part, Patio Covered, Pool - In-Ground
Lot Description	Sidewalk, Within 1/2 Mile Of Water
Roof	Roof Metal
Construction	Frame
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	DESTIN
Middle	DESTIN
High	FORT WALTON BEACH

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1675.00

HOA Fees Freq. Annually

## **Listing Details**

Listing Office EXP Realty LLC

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