

\$488,888 - 545 Paul Rd, DeFuniak Springs

MLS® #954167

\$488,888

3 Bedroom, 2.00 Bathroom, 2,341 sqft
Detached Single Family on 2.94 Acres

NO RECORDED SUBDIVISION, DeFuniak Springs,

Attn all Dreamers, Fisherman, watersport enthusiasts, sunrise & sunset lovers, welcome to this oasis boasting a beautiful brick ranch style 2-story (3 bedroom, 2 bath, 2,341 sqf) home situated on 2.94 acres with approx..108' of lakefront on the famous Kings Lake located in DeFuniak Springs FL. Step out onto your very own dock with bench and enjoy fishing or your morning coffee while being entertained by nature's breathtaking beauty. This 2.94 acres is a Gardner's dream waiting on you to nurture it and bring out its extraordinary beauty against the backdrop of all the spectacular Kings lake has to offer. One of the most loved aspects of this land are the intentional efforts to keep the backyard (lakefront side) as natural as possible so one could enjoy the butterflies, birds, & more!The parcel is so large, approx.. \hat{A} ½ of it is wooded with the rest cleared and landscaped with the home tucked away near the middle.

This lovely solid-built, brick home is a blank canvas waiting for you to bring your summer retreat or retirement dream vision to life! As you walk into this home, you will be greeted by open spaces throughout the home, vaulted ceiling in the living/kitchen areas and a wonderful screened in covered porch all over-looking the lake. The kitchen offers plenty of elbow room for the cook in the family and has lots of cabinets and storage space. The Living/Family rooms connect and are very large. Some may want to utilize the portion on



the end next to the kitchen as a Flex room or potentially convert it to a large downstairs primary bedroom. There are options here to make it suit your needs.

Venturing down the hallway, there are (2) more decent size bedrooms and (1) full bathroom. At the end of the hallway, head upstairs to the Grande primary bedroom overlooking the lake which is complete with an ensuite and large walk-in closet. That's not all! There is a sitting area with bookshelves. This could be a nice little office area or reading nook. The primary room opens out onto a small deck of its' own on the side overlooking the lake. As you can see the home was designed around providing an opportunity for you to capturing as many breathtaking views your heart can stand!

Other mentions:

There is a large storage shed in excellent condition providing lots of space for the woodworking enthusiast or workshop tools, and more. Also, there is a 2nd building that is an octagon she-shed surrounded with windows allowing you to take in and express the essence of this incredible place in your paintings or art work and more. Setup your Kiln, whatever you desire.

As you can see this home & property is for the dreamers, artists, folks who enjoy nature, the fisherman and more. It offer so much for everyone!

The property is Flood Zone X. No restrictions and No HOA. Boundary Survey available. No Flood insurance is required. Roof -2011, HVAC - 1998, Hotwater Heater - 2011

This location provides great proximity to all. Easy access to town (7-10 mins) offers convenience shopping, restaurants, schools,

and more..

Kings Lake is a reservoir located just 6.3 miles from DeFuniak Springs, in Walton County, in the state of Florida. Whether you're fly fishing, baitcasting or spinning your chances of getting a bite here are good in this well-stocked approx. 580 acre lake hosting a variety of fish including carp, gar, bream/bluegill, crappie, black bass, largemouth bass and catfish. It's been told Large bass catches have yielded a 17 1/4 pounder, a state record. Bream weighing in at 2 pounds and greater, along with 3 pound crappie.

Get tired of fishing!! Well.. there is so much more to take in across the Florida Panhandle. Check out this long list..

- Florida's White Sandy Beaches on the Emerald Gulf Coast (Multiple public accesses to places such as Henderson Beach, Miramar Beach, Santa Rosa Beach, Navarre Beach, Panama City Beach and more.)
- World Famous Crab Island, Destin FL
- Lake DeFuniak
- Emerald Coast Zoo
- Chautauqua Winery in DeFuniak Springs FL

Multiple hiking trails and springs to explore..

- Vortex Springs, Ponce De Leon Springs, Blue Springs and many others.
- Florida Trail, Eglin
- Florida Trail, Nokuse
- Lakewood Park
- Florida Trail, Lafayette Creek
- Florida Trail, Eglin East
- Ponce De Leon Springs Nature Trails
- Morrison Springs Park
- Ponce de Leon Springs State Park
- Vortex Spring
- Florida Caverns in Marianna

Information contained within this listing is

deemed to be accurate but is not guaranteed.
Buyer is responsible to complete all due
diligence and verify all information provided.

Built in 1999

Essential Information

MLS® #	954167
Price	\$488,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,341
Acres	2.94
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	545 Paul Rd
Area	North Walton County
Subdivision	NO RECORDED SUBDIVISION
City	DeFuniak Springs
County	WALTON
State	FL
Zip Code	32433

Amenities

Amenities	Fishing, Pets Allowed, Short Term Rental - Allowed, Waterfront
Utilities	Electric Available, Private Well, Septic Tank
Parking Spaces	2
Parking	Garage, Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Water View	Lake

Pool Community, Private

Interior

Interior Features Breakfast Bar, Ceiling Vaulted, Floor Vinyl, Floor WW Carpet, Furnished - None, Washer/Dryer Hookup, Window Treatmnt Some, Window Garden

Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Refrigerator

Heating Heat: Central Electric

Cooling A/C: Central Electric, Ceiling Fans

of Stories 2

Exterior

Exterior Frame, Roof Metal, Trim Vinyl, Foundation Off Grade, Roof Pitched, Siding Brick Front, Siding Brick Some

Exterior Features Balcony, Dock, Porch Covered, Porch Open, Porch Screened, Rain Gutter, Yard Building, Workshop

Lot Description Cleared, Interior, Survey Available, Irregular, Wooded

Roof Roof Metal, Roof Pitched

Construction Frame

Foundation Foundation Off Grade

School Information

Elementary MAUDE SAUNDERS

Middle WALTON

High WALTON

Additional Information

Zoning County, Residential Single Family, Unrestricted

HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Realty

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