

# \$795,000 - 549 Pocahontas Dr, FORT WALTON BEACH

MLS® #952606

## \$795,000

4 Bedroom, 3.00 Bathroom, 2,183 sqft  
Detached Single Family on 0.47 Acres

COLONY ESTATES, FORT WALTON BEACH, FL

6/25/24 Backup offers being accepted, inspections pending. Call for details. Imagine the possibilities with this charming vintage home nestled on Cinco Bayou. With breathtaking views spanning over 107 feet of waterfront, this property offers a serene backdrop to create your dream oasis. The water reaches approximately 7 feet deep at the end of the dock, perfect for enjoying aquatic adventures. Stepping inside, the walls of this home could tell tales of decades past, filled with countless adventures, laughter, and shared tears. Remarkably forward-thinking for its time, the floor plan features three full bathrooms, including one with convenient access to the backyard. From the timeless terrazzo floors to the retro blue and green tiled bathrooms, this home evokes nostalgia for the stylish trends of the 1960s. The good news is that vintage is back in vogue. This incredible floor plan is awaiting your personal touch and updates.

Generously sized living spaces and wide hallways enhance the home's spacious feel, offering plenty of room for comfortable living and entertaining.

Outside, marvel at the beauty of mature trees and meticulously maintained landscaping that surround the property, enhancing its allure and providing shade and privacy.

For boating enthusiasts, the neighborhood



boat ramp is conveniently located just down the street, ensuring effortless access to the water and your private dock.

Currently, flood insurance is not required for the home, providing peace of mind. A survey is underway and will be available soon, facilitating future plans and enhancements to this waterfront gem.

Built in 1966

### **Essential Information**

MLS® #	952606
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,183
Acres	0.47
Year Built	1966
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

### **Community Information**

Address	549 Pocahontas Dr
Area	Fort Walton Beach
Subdivision	COLONY ESTATES
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32547

### **Amenities**

Utilities	Electric Available, Public Sewer Available, Public Water Available
Parking Spaces	2

Parking	Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou
Pool	Community, Private

### **Interior**

Interior Features	Floor WW Carpet, Washer/Dryer Hookup, Fireplace, Floor Terrazo, Needs Work, Woodwork Stained
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Range Hood
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### **Exterior**

Exterior	Siding Brick All, Foundation Slab On Grade
Exterior Features	Patio Covered, Dock, Fenced Back Yard, Porch Covered
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	WRIGHT
Middle	Pryor
High	CHOCTAWHATCHEE

### **Additional Information**

Zoning	Residential Single Family, City
HOA Fees	0.00

### **Listing Details**

Listing Office	ERA American Real Estate
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