

\$1,399,999 - 578 Radiant Cir, MARY ESTHER

MLS® #953553

\$1,399,999

3 Bedroom, 4.00 Bathroom, 3,432 sqft
Detached Single Family on 0.26 Acres

SPARKLING WATERS, MARY ESTHER, FL

Experience the serene life of sunrises and sunsets across the Santa Rosa Sound within the coveted subdivision of SPARKLING WATERS in Mary Esther, FL! This stunning WATERFRONT paradise provides 100 ft of open water access, a 130 ft dock with power & water, a jet ski lift, and a 15x13 space for a boat lift! Step inside to see & feel the exquisite quality construction throughout the custom 3-story home that was meticulously designed to withstand hurricanes! From the expansive 4-CAR (tandem) GARAGE with a 1/2 bathroom, take the ELEVATOR up to the 2nd floor to experience remarkable views of the Sound and the Gulf from every window in the spacious living room and the enormous dream kitchen that features 2 islands, a pantry, granite countertops, and an eat-in nook! The 2nd floor also presents an electric fireplace in the living room, a large formal dining room, an office (that could also be used as a bedroom/playroom/gym), a 1/2 bathroom, and a 31x8 covered balcony with Trex decking. From the grand foyer on the 2nd floor, take the stairs or the elevator up to the 3rd floor to explore more radiant views of the sky and water from the master bedroom and the 2 guest bedrooms! The substantial master bedroom allows ample space for big furniture pieces, a sitting area, and it offers an electric fireplace in the corner. The master walk-in closets are large and lovely with custom closet systems in each. The tiled master bathroom features 2 separate vanities with cultured



marble countertops, a separate soaking tub, and a spacious walk-in shower. Outside of the master bedroom you'll find yourself in the loft/bonus area of the 3rd floor that could be used as an open space for anything such as a playroom/office/reading area/game room/etc.... The laundry room is next to this space and it is quite roomy with a storage closet, storage cabinets, and a large countertop space with a utility sink. Down the hall from the master bedroom are 2 guest bedrooms and a full Jack & Jill (Hollywood) style bathroom between them. All 3 bedrooms have their own separate outdoor accesses to the 31x8 covered balcony with Trex decking. This beautiful 2006 built home boasts the following extra features: 9 ft ceilings on the 2nd and 3rd floors along with crown molding, hardwood flooring throughout the main areas and tile in the foyer, kitchen, bathrooms, and laundry room, surround sound, an intercom system, an in-home vacuum system, electric tankless water heater, 2 HVAC units, a 2006 metal roof, gutters, an outdoor shower, a well pumped irrigation system, and a brick paved driveway. Seller is the original owner who pays \$190/month for FPL and \$103/month for water/sewer/trash. The HOA is only \$500 per year! Short term rentals are not allowed in Sparkling Waters. The property is located in an AE flood zone which does require flood insurance. Seller currently pays \$2,342 for flood insurance and \$5,017.62 for home insurance. Both policies are with USAA. Call for more info or to schedule a private tour!

Built in 2006

Essential Information

| | |
|----------|-------------|
| MLS® # | 953553 |
| Price | \$1,399,999 |
| Bedrooms | 3 |

| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 3,432 |
| Acres | 0.26 |
| Year Built | 2006 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Beach House |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 578 Radiant Cir |
| Area | Fort Walton Beach |
| Subdivision | SPARKLING WATERS |
| City | MARY ESTHER |
| County | OKALOOSA |
| State | FL |
| Zip Code | 32569 |

Amenities

| | |
|----------------|--|
| Amenities | No Short Term Rental, Beach, Deed Access, Dock, Fishing, Marina, Pavillion/Gazebo, Picnic Area, Waterfront, Pets Allowed |
| Utilities | Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground |
| Parking Spaces | 4 |
| Parking | Garage, Garage: Attached, Oversized |
| # of Garages | 4 |
| Is Waterfront | Yes |
| Waterfront | Intracoastal Waterway, Shore: Beach, Shore: Rip Rap, Shore: Seawall, Sound |
| Water View | GULF, Intracoastal Waterway, Sound |
| Pool | Community, Private |

Interior

| | |
|-------------------|---|
| Interior Features | Fireplace, Floor Tile, Lighting Recessed, Washer/Dryer Hookup, Built-In Bookcases, Ceiling Crwn Molding, Floor Hardwood, Furnished - None, Kitchen Island, Pantry, Pull Down Stairs, Shelving, Window Treatmnt Some, Elevator |
|-------------------|---|

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|--------------|--|
| Appliances | Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Wine Refrigerator, Central Vacuum, Cooktop, Intercom |
| Heating | Heat: Central Electric, Heat: Two Or More |
| Cooling | A/C: Central Electric, Ceiling Fans, A/C: Two Or More |
| Fireplace | Yes |
| Fireplaces | Fireplace |
| # of Stories | 3 |

Exterior

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|-------------------|---|
| Exterior | Roof Metal, Siding CmntFbrHrdBrd, Trim Wood, Foundation On Pilings |
| Exterior Features | Porch Covered, Shower, Sprinkler System, Balcony, Dock, Hurricane Shutters, Lawn Pump, Patio Covered, Rain Gutter |
| Lot Description | Covenants, Restrictions, Cleared, Flood Insurance Required, Interior, Level, Sidewalk, Within 1/2 Mile Of Water |
| Windows | Double Paned Windows, Tinted Windows |
| Roof | Roof Metal, Foundation On Pilings |
| Foundation | Foundation On Pilings |

School Information

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|------------|-------------------|
| Elementary | FLOROSA |
| Middle | BRUNER |
| High | FORT WALTON BEACH |

Additional Information

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|----------------|--------------------------|
| Zoning | Residential Multi-Family |
| HOA Fees | 500.00 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|---------------|
| Listing Office | MVP Realty TM |
|----------------|---------------|

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