

# \$319,000 - 8801 Arlington Place, NAVARRE

MLS® #957250

## \$319,000

4 Bedroom, 2.00 Bathroom, 1,672 sqft  
Detached Single Family on 0.40 Acres

TURKEY-CREEK ESTATES, NAVARRE, FL

PRICED TO SELL & OFFERED BELOW MARKET VALUE! SITTING ON A LARGE CORNER LOT IN PEACEFUL TURKEY CREEK ESTATES. NO HOA! SELLER TO OFFER UP TO \$12K IN CONCESSIONS TOWARDS BUYER CLOSING COSTS & ADDITIONALLY NEW ROOF INSTALLED BEFORE CLOSING both pertinent to an acceptable offer. NEW exterior AC compressor August 2024. Hot Water Heater 2019. Septic drain field replaced 2020. Come see this charming 4 bedroom, 2 bath home.

FEATURES INCLUDE: LIVING ROOM cathedral ceiling, wood laminate floors, ceiling fan. CONVERTED garage gifts you a Lg. fourth bedroom with fan and ample closet. KITCHEN has tiled backsplash, window sink, tile floor, laminate countertops, pantry & plenty of storage space. DINING NOOK is adjacent to kitchen. OFFICE/BONUS SPACE is 10x10 & tucked in a cozy area. MASTER BR is roomy w/ceiling fan and two sunny windows. MASTER BATH has cultured marble vanity, tub/shower combo, walk-in closet. ADDITIONAL BEDROOMS are split away & share a hall and full bath. 21x9 BACK PATIO has a Pergola covering allowing for a nice place to sit in the shade. REAR YARD is very spacious with privacy fence w/double swing gate for vehicle/boat/RV entry parking, a 16x16 yard shed. PLENTY OF ROOM FOR A POOL! RV plug-in on side of home. LAUNDRY RM has plenty of space for large W/D units, storage closet & nook area for extra shelving



or 2nd pantry. This home is priced ready to sell. Conveniently located near Navarre Beaches, schools, restaurants, shopping and Hurlburt AFB!  
Schedule your showing soon!

Built in 1996

### Essential Information

MLS® #	957250
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	0.40
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### Community Information

Address	8801 Arlington Place
Area	Navarre/Gulf Breeze
Subdivision	TURKEY-CREEK ESTATES
City	NAVARRE
County	SANTA ROSA
State	FL
Zip Code	32566

### Amenities

Utilities	Electric Available, Phone Available, Public Water Available, Septic Tank, TV Cable Available
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### Interior

Interior Features	Floor Laminate, Floor Tile, Pantry, Washer/Dryer Hookup, Ceiling Cathedral, Converted Garage
Appliances	Dishwasher, Microwave, Oven:Self Cleaning, Smooth Stovetop Rnge,

	Stove/Oven Electric
Heating	Heat: Central Electric, Heat Pump Air To Air
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### **Exterior**

Exterior	Frame, Roof Composite Shingle, Siding Vinyl, Foundation Slab On Grade
Exterior Features	Fenced Back Yard, Fenced Privacy, Lawn Pump, Patio Covered, Porch Covered, Sprinkler System, Yard Building
Lot Description	Corner
Roof	Roof Composite Shingle
Construction	Frame
Foundation	Siding Vinyl, Foundation Slab On Grade

### **School Information**

Elementary	HOLLEY-NAVARRE
Middle	HOLLEY-NAVARRE
High	NAVARRE

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	World Impact Real Estate
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Listing information last updated on August 19th, 2024 at 2:15pm CDT