

# \$215,000 - 940 Central Ave 30, FORT WALTON BEACH

MLS® #956134

## \$215,000

2 Bedroom, 2.00 Bathroom, 1,320 sqft  
Attached Single Unit on 0.00 Acres

BELL-BROOK ESTATES 1ST ADDN, FORT WALTON BEACH, FL

PERFECT first home or investment property here in Fort Walton Beach just 17 minutes to the beach, 10 minutes to Hurlburt field's back gate and 13 minutes to Eglin Air Force Base! Whether you're PCSing here and need a centrally located property close to the bases and all of the downtown Fort Walton Beach nightlife or considering your first investment property - THIS is the one for you. A small yard means nearly no maintenance, no HOA means no crazy restrictions, the roof is only 9 years old, the HVAC (interior and exterior) is only 1 year old and the water heater is only 3 years old. The sellers only pay \$120 per month in electricity on average, \$40 per month for water/sewer and \$40 per month for trash. Their insurance runs about \$1,120. Need any additional info? Just reach out!

Built in 1984

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 956134    |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,320     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |                      |
|----------|----------------------|
| Type     | Attached Single Unit |
| Sub-Type | Attached Single Unit |
| Style    | Townhouse            |
| Status   | Active               |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 940 Central Ave 30          |
| Area        | Fort Walton Beach           |
| Subdivision | BELL-BROOK ESTATES 1ST ADDN |
| City        | FORT WALTON BEACH           |
| County      | OKALOOSA                    |
| State       | FL                          |
| Zip Code    | 32547                       |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electric Available, Public Sewer Available, Public Water Available |
| Pool      | Community, Private   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Fireplace, Floor Tile, Furnished - None, Floor WW Carpet |
| Appliances        | Dishwasher, Refrigerator, Stove/Oven Electric            |
| Heating           | Heat: Central Electric                                   |
| Cooling           | A/C: Central Electric                                    |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace  |
| # of Stories      | 2  |

### **Exterior**

|          |  |
|----------|--|
| Exterior | Roof Composite Shingle, Siding Brick All |
| Roof     | Roof Composite Shingle                   |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | KENWOOD        |
| Middle     | Pryor          |
| High       | CHOCTAWHATCHEE |

### **Additional Information**

|          |                           |
|----------|---------------------------|
| Zoning   | Residential Single Family |
| HOA Fees | 0.00                      |

## Listing Details

Listing Office            LPT Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on August 3rd, 2024 at 1:15am CDT