

# \$330,000 - 1971 Trout Avenue, Port St. Joe

MLS® #753305

## \$330,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0 Acres

No Named Subdivision, Port St. Joe, FL

\*Seller offering up to \$2,000 towards closing costs\* Nestled in Highland View, discover this impeccably maintained 3-bedroom, 2-bathroom mobile home. Whether unwinding on the covered front porch during the afternoon or hosting gatherings on the back paver patio, a sense of seclusion and privacy envelops the property. The open-concept design of the home provides a capacious living and dining area. The kitchen boasts ample counter space and a convenient breakfast bar. The laundry room, creatively converted for additional pantry space, includes a washer and dryer. The master suite features a spacious walk-in closet and a full bath with a step-in shower and dressing area. The remaining bedrooms and bathroom are thoughtfully situated at the opposite end of the home, offering comfortable living spaces. Numerous interior fixtures have been upgraded to enhance the overall aesthetic. The spacious property includes a privacy-fenced backyard with a storage building. Noteworthy is the fact that flood insurance is not required, given the home's location in an X flood zone. Additionally, this property serves as a lucrative vacation rental, providing a steady stream of income. Enjoy the added benefit of being just minutes away from the boat ramp, adding to the allure of this charming investment property.

Built in 2016



## Essential Information

MLS® #	753305
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.47
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

## Community Information

Address	1971 Trout Avenue
Area	07 - Gulf County
Subdivision	No Named Subdivision
City	Port St. Joe
County	Gulf
State	FL
Zip Code	32456

## Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	Corner Lot, Level, Other, See Remarks
Parking	Additional Parking, Driveway
Garages	Additional Parking, Driveway

## Interior

Interior	Carpet, Vinyl
Interior Features	Kitchen Island, Pantry
Appliances	Washer/Dryer Stacked, Dishwasher, Gas Water Heater, Microwave, Refrigerator
Heating	Central
Cooling	Central Air

## Exterior

Exterior	Vinyl Siding
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Exterior Features	Deck, Fence, Porch
Lot Description	Corner Lot, Level, Other, See Remarks
Roof	Composition, Shingle
Construction	Vinyl Siding

**Additional Information**

Date Listed                February 25th, 2024

**Listing Details**

Listing Office             Beach Properties Real Estate

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