

# **\$449,000 - 6309 Antigone Circle, Crestview**

MLS® #911112

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## **\$449,000**

4 Bedroom, 3.00 Bathroom, 2,453 sqft  
Residential on 0 Acres

Lake Arthur Est PH II, Crestview, FL

MOTIVATED SELLER has reduced this Highly Custom Built, immaculate, 3 yr. old home in popular Lake Arthur Estates! Walk less than 200 Feet to Recreation/picnic area including a stocked 8-acre LAKE! From the moment you walk thru the beautiful double doored Foyer into the Living Area with a very OPEN concept, Quality is evident. Top of the line, 'Kraftmade' Cabinetry, bases with either drawers or slide-out shelves, upper cabinets almost to the top of the 9-foot ceiling, 'soft-close' drawers. 11-foot long Island Bar with QUARTZ top - as are all the counter tops - with BLANCO double Sink. Upgraded appliances all stay, even Washer and Dryer and the Appliances have extended warranties that transfer. All ceiling heights are 9' except in LR and Master Bedroom, tray ceilings raise to 10 Ft. Nice Large Laundry with 'L' section of same high-quality cabinetry, and Quartz counter top! Large Walk-in Pantry. Throughout home unique high-quality lighting and ceiling fans, all LED. This home has "SPRAYFOAM" insulation, which is an expensive upgrade but allowed for average of \$118 P/Mo Electric bills in 2022! Photos show the quality and finish, but I point out the LARGE Tiled Showers. Master Bath very large, will accommodate someone with physical limitations. All showers have extra spray-head for ease of cleaning tiled walls. All Shower doors thick "rain shower" glass. Very large, custom designed Master Walk-in closet. All other Bedrooms and Closets larger than



your typical! OVERSIZED, 3-CAR Garage is 800 SF with Epoxy finished floor. Pull-down stair to attic with lots of floored area for additional storage. WHOLE HOUSE GENERAC Generator and comes with 500 GAL. Propane tank. Tank is leased but will transfer. Owner has had "Leaf Filter" over Guttering all around the home! Outside - Beautifully landscaped, Sprinkler System, Front "sittin" porch, back Screen porch plus covered patio, and fenced back yard. SO much in this wonderful home built by local Quality Custum Homebuilder! Call for your private viewing, and an even more detailed description of wonderful features!

Built in 2020

### Essential Information

MLS® #	911112
Price	\$449,000
Sold Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,453
Acres	0.40
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

### Community Information

Address	6309 Antigone Circle
Area	25 - Crestview Area
Subdivision	Lake Arthur Est PH II
City	Crestview

County	Okaloosa
State	FL
Zip Code	32536

### Amenities

Amenities	Fishing, Pavillion/Gazebo, Picnic Area, Playground, Waterfront
Utilities	Community Water, Electric, Gas - Propane, Phone, Septic Tank, TV Cable, Underground
Parking Spaces	3
Parking	Garage, Garage Attached, Oversized, See Remarks
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric, Heat High Efficiency
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Brick, Roof Dimensional Shg, Trim Vinyl
Exterior Features	Fenced Back Yard, Fenced Privacy, Patio Open, Porch, Porch Screened, Rain Gutter, Sprinkler System
Lot Description	Aerials/Topo Availbl, Covenants, Interior, Irregular, Level, Restrictions, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Roof Dimensional Shg

### School Information

Elementary	Bob Sikes
Middle	Davidson
High	Crestview

### Additional Information

Days on Website	562
Date Sold	2023-06-23
Zoning	Deed Restrictions, Resid Single Family

HOA Fees	400.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Mildred C Heaton Realty Inc
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