

\$765,000 - 603 Mountain Drive, Destin

MLS® #919180

\$765,000

6 Bedroom, 6.00 Bathroom, 3,066 sqft
Residential on 0 Acres

CALHOUN S/D TO DESTIN, Destin, FL

BACK ON MARKET AT NO FAULT TO
SELLER! RARE & unique

LOW-MAINTENANCE DUPLEX opportunity in the heart of Destin - 2 tastefully renovated units with no expense spared that are only minutes away from the Destin Harbor, Crab Island, and the sugar white sand beaches of the Emerald Coast. Zoning is commercial(CTS - Commercial Trades and Service). This multi-family opportunity would be the perfect primary residence, second home, and/or long term rental investment opportunity! The units consist of a 2 BD/2 BA(Unit 1) and 4BD/4BA(Unit 2). Notable building improvements include NEW membrane commercial roof(TPO 60 Mil), UNDERGROUND electrical, building stucco repair and freshly painted with Elastomeric paint for extra waterproofing, and wiring for a spool or hot tub on front and rear of building in 2019. Unit 1 - 2 BD/2 BA was completely gutted in January 2012 and interior remodeled. It was then remodeled again in January of 2020 with NEW copper wiring, NEW HVAC, NEW Water Heater, and LVT flooring. The dishwasher was replaced in 2022. The unit also features stainless steel appliances, granite countertops throughout, a walk-in shower in the primary bathroom, laundry room, and a tub/shower combo in the secondary bathroom.

Unit 2 - 4 BD/4 BA was completely gutted in 2019 with the following improvements:



Waterproofing of concrete cinder block, firewall between units installed, NEW insulation, drywall, framing, electrical, plumbing, NEW 80 gallon Water heater, and mini split HVAC system. You should note the mini split system features 6 splits which allows each room in the house to be the same or different temperatures based on preference. The chef's dream kitchen features custom "Whisper touch soft close" cabinets by Kraftsmaid with ample storage, a conduction cooktop, vent hood, granite countertops, stainless steel appliances, island with storage, and built-in double ovens, microwave, and ice machine. Easy to clean LVT flooring throughout except for tile in the bathrooms. You will be sure to enjoy the open floor plan with each bedroom featuring a separate bathroom in each corner of the unit. Each bathroom features a walk-in tile shower, except for one bedroom which features a tub/shower combo. This unit also features an oversized laundry and storage room.

With a central location you are close to a plethora of restaurants and bars, Destin Harbor, Crab Island, public boat launch, Emerald Grande, shopping in Destin Commons, Winn Dixie grocery, and the sugar white sand beaches of the Emerald Coast! Come see 603 Mountain Drive and see why the BEACH LIFE is a good life! *Buyer to verify all data, information, and/or dimensions provided herein and deemed important to Buyer prior to submitting an offer. *Property to convey with all appliances including the washers and dryers. Exclusions include all furnishings and personal items, Freezer in the laundry room of Unit 2, and a 3-person hot tub in the backyard.**Dual/variable rate exists.***Property should be eligible for FHA/VA/Conventional financing.

Built in 1973

Essential Information

MLS® #	919180
Price	\$765,000
Sold Price	\$760,000
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	3,066
Acres	0.24
Year Built	1973
Type	Residential
Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	603 Mountain Drive
Area	14 - Destin
Subdivision	CALHOUN S/D TO DESTIN
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, Underground
Pool	Community, Private

Interior

Interior Features	Washer/Dryer Hookup, Ceiling Crwn Molding, Floor Laminate, Floor Tile, Furnished - None, Kitchen Island, Newly Painted, Pantry, Renovated, Split Bedroom, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/IceMk, Stove/Oven Electric, Washer, Ice Machine, Oven Double, Range Hood, Smoke Detector, Smooth Stovetop Rnge
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans, AC - 2 or More, Water Heater - Two +
# of Stories	1

Exterior

Exterior	Concrete, Block, Stucco, Slab
Exterior Features	Fenced Privacy, Fenced Back Yard, Patio Covered, Renovated, Yard Building
Lot Description	Interior, Level, Within 1/2 Mile to Water
Roof	Block
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	428
Date Sold	2023-12-08
Zoning	Commercial, Resid Multi-Family
HOA Fees	0.00

Listing Details

Listing Office	EXP Realty LLC
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