

\$309,500 - 344 Se Hollywood Boulevard, Fort Walton Beach

MLS® #930244

\$309,500

3 Bedroom, 1.00 Bathroom, 1,195 sqft
Residential on 0 Acres

ELLIOTTS POINT RESUB, Fort Walton Beach, FL

Check out this well-maintained 3 Bedroom, 1 Bath Beachy Florida home, near the Choctawhatchee Bay and Downtown Fort Walton. This is not some crummy, overpriced, careless flip. The owner has put many personal touches on the space including an outdoor TV and a happy color palette. Double sliding glass doors give you 12 feet of open glass looking from the dining area into the substantial back yard where you can enjoy a game of horseshoes or grill under your covered cooking area; all while watching your team dominate the competition. It's an excellent entertaining space and very inviting with natural flow. Hop on your golf cart and head off to numerous restaurants, bars and shopping areas all close by. Take a stroll down to nearby Choctawhatchee Bay and watch the sunset or sunrise. The current owner has owned this home for 7+ years, and has never experienced any problems with insects, rodents, or water intrusion. The sprinkler system was recently tuned up, runs off well water, and works great. You can feel secure that this home is a good buy.

***INVESTOR ALERT*:** The owner originally used the house as a second home and while traveling, a vacation rental. It grossed over \$50k the two years it was run specifically as a vacation rental, with peak weekend nights renting for \$299 per night. For the past year or so it has been owner occupied.



Concrete block construction protects and insulates this home. The floors are all tile, and most of the walls are plaster. It's a sturdy structure. The wiring is copper 3-wire and there is a sewer cleanout placed conveniently in the front garden bed near the bathroom.

Don't sleep on this opportunity to make this your personal home or add to your investment portfolio in one of the most sought after areas of Fort Walton Beach.

Built in 1955

Essential Information

MLS® #	930244
Price	\$309,500
Sold Price	\$309,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,195
Acres	0.22
Year Built	1955
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	344 Se Hollywood Boulevard
Area	12 - Fort Walton Beach
Subdivision	ELLIOTTS POINT RESUB
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
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Parking Spaces	1
Parking	Garage, Garage Attached, Other
# of Garages	1

Interior

Interior Features	Floor Tile, Furnished - None, Window Treatmnt None, Woodwork Painted
Appliances	Dishwasher, Microwave, Refrigerator W/IceMk, Stove/Oven Gas
Heating	Heat Cntrl Gas
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

Exterior

Exterior	Block, Roof Dimensional Shg, Slab, Trim Wood
Exterior Features	Fenced Back Yard, Lawn Pump, Patio Open, Pavillion/Gazebo, Sprinkler System
Lot Description	Interior, Level, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Block, Roof Dimensional Shg
Foundation	Slab

School Information

Elementary	Elliott Point
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	272
Date Sold	2023-09-18
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Realty
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