

\$765,000 - 301 Se Brooks Street, Fort Walton Beach

MLS® #942576

\$765,000

4 Bedroom, 3.00 Bathroom, 2,920 sqft
Residential on 0 Acres

ELLIOTTS POINT, Fort Walton Beach, FL

Welcome to Florida living at its finest in the highly sought after Elliott Point Neighborhood of Downtown Fort Walton Beach! This beautifully upgraded 4-bedroom, 3-bathroom POOL home with a fully renovated guest house offers a unique opportunity for the home to be used as a multigenerational property. The main house features 3 bedrooms/2 baths while the newly constructed guest house offers 1 bedroom/1 bath plus a kitchenette and living room. The guest home could also be used as a detached office, fitness space or income producing rental. It can be rented either long or short term through such sites as Air Bnb or Furnished Finders. There are not any rental restrictions in the City of Ft Walton Beach and with its proximity to the beaches and downtown, this would make the perfect investment property or second home. In the 2,494 sf main house, love can be found in every detail of this classic home which is flooded with natural light and finished with custom details throughout. The front of the house features an oversized gridded picturesque window where you can watch the neighborhood happenings or catch glimpses of the stunning Intracoastal waterway across the street. Centered around the gas fireplace which is dual sided and shared with the kitchen, this spacious room is sure to be the heart of the home, only second to the oversized kitchen. In the mornings, you will love sipping coffee at your Bay window with the custom Sunbrella bench seat. Built out



with custom cabinets, an oversized pantry, breakfast bar and seating by the fireplace, this kitchen is what dreams are made of. Host multiple generations of family with ease in this beautiful home during the holidays where memories are sure to be made. Just off the kitchen you have a second living space which overlooks your stunning newly built pool, paver patio and gorgeous backyard through a double slider glass door. No expense was spared when installing this pool and patio in 2021. The electric cover keeps the pool clear of debris while still being able to enjoy the beauty of the magnificent tree canopy. Discover stately Pines, mature Southern Live Oaks and gorgeous greenery all throughout the property. This impressive 0.49 acre lot features numerous areas and pathways which is perfect for entertaining and never feeling crowded. Just off the master bedroom, enjoy your own private entrance to the back patio where you can take to the pool without disturbing the rest of the house or stay inside and soak in the two person whirlpool soaker tub in the master bath. Surrounded by travertine stone, a glass enclosed shower and elegant granite, the master bath could be your own private oasis. Guests will be pleasantly surprised by the custom hand painted tropical mosaic tiles in the hall bath and reeded wood look tiles elevating the space to a unique and beautiful bathroom which is perfect for this fun downtown bungalow. The same can be said about the new 426 sq ft 1-bedroom/1 bath guest house with a kitchen and bathroom, showcasing custom butcher block countertops, exposed tongue and groove ceilings, solid concrete walls and custom tile work throughout.

Outside, the oversized fenced lot is adorned with mature landscaping, enhancing the curb appeal of this charming home. With a convenient carport and driveway, there's

ample space for your golf cart, boat, RV or guest parking. The spacious carport has tall ceilings with extra finished storage space in the attic. It would also be very easy to enclose the carport into a 2 car garage. Don't miss the rare opportunity to own this exceptional Downtown Fort Walton Beach residence where modern amenities meet classic Florida charm all within walking distance to the Choctawhatchee Bay, the Fort Walton Beach Landing, Saturday farmers market and multiple eateries & shops. The neighborhood boat ramp is just down the street from the house in addition to a private neighborhood playground and park 1 block away and a neighborhood sandy beach 2 blocks away which is perfect for taking the kids crabbing, fishing for redfish or taking the dogs for a swim. Join in the neighborhood culture by joining in with the neighborhood fun runs, golf cart parades, or festivals.

Built in 1955

Essential Information

MLS® #	942576
Price	\$765,000
Sold Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,920
Acres	0.49
Year Built	1955
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	301 Se Brooks Street
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Area	12 - Fort Walton Beach
Subdivision	ELLIOTTS POINT
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

Amenities

Amenities	Beach, Boat Launch, Fishing, Pets Allowed, Pickle Ball, Picnic Area, Playground, Short Term Rental - Allowed, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Boat, Carport, Carport Attached, Covered, Golf Cart Covered, Golf Cart Open, Guest, Other, Oversized, RV
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - House, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Pull Down Stairs, Renovated, Shelving, Wallpaper, Washer/Dryer Hookup, Window Bay, Window Treatmnt Some, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Oven Self Cleaning, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat - Two or More, Heat Cntrl Electric, Heat Cntrl Gas
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace 2+, Fireplace Gas
# of Stories	1

Exterior

Exterior	Block, Brick, Foundation Off Grade, Frame, Roof Dimensional Shg, Siding Brick Some, Slab, Stucco, Trim Wood
Exterior Features	Fenced Back Yard, Fenced Privacy, Guest Quarters, Lawn Pump, Patio Covered, Patio Open, Pool - Gunite Concrtr, Pool - House, Pool - In-Ground, Porch, Porch Screened, Renovated, Separate Bldg Rent, Sprinkler System, Workshop, Yard Building
Lot Description	Aerials/Topo Availbl, Corner, Curb & Gutter, Irregular, Level, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows

Roof	Block, Roof Dimensional Shg
Construction	Frame
Foundation	Foundation Off Grade, Slab

School Information

Elementary	Elliott Point
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	97
Date Sold	2024-03-29
Zoning	City, Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Realty
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