

\$425,000 - 862 Scallop Ct Unit 108, FORT WALTON BEACH

MLS® #937666

\$425,000

1 Bedroom, 2.00 Bathroom, 765 sqft
Residential on 0 Acres

ISLAND SANDS CONDO, FORT WALTON BEACH, FL

PRICE DROP + \$10K BUYER INCENTIVE!

Introducing 862 Scallop Ct, Unit 108 - a prime investment opportunity nestled on the 1st floor of Island Sands Condominiums, Fort Walton Beach, FL. This beachfront 1BD/1.5BA, 727 sq ft, condo that sleeps 6 promises a profitable investment at \$40k+ projected in gross rental income & \$8500 already booked in 2024. Immerse yourself in contemporary coastal living just steps from the sugar sand beaches along The Emerald Coast. With direct beach access from your back deck, this condo offers a seamless blend of convenience & tranquility. Enjoy the perks of your own reserved parking space at the front door to unload the car with ease, a community pool, BBQ/Grill Area & bike rack, enhancing its appeal to potential renters. Recently remodeled in February 2023, this condo presents a fresh canvas for prospective buyers/investors. The renovation includes new paint & popcorn ceiling removal throughout, new kitchen appliances, including new washer/dryer. The kitchen boasts new quartz countertops, sink, & faucet, complemented by updated lighting and ceiling fans.

New HVAC system (6/2023), sleeper sofas (2022), new bed with frame (2021) as well as new toilets in both bathrooms, this plug & play condo is poised for maximum rental appeal. Additional touches, such as updated vinyl plank flooring in the main bedroom (2021) and tile throughout, elevate the overall aesthetic.



This property isn't just an investment; it's a strategic opportunity into the sought-after beachfront rental market. The allure of Okaloosa Island and the charm of this remodeled condo make it an enticing 2nd home at the beach and/or an investor seeking a rental income property. This gem generates approximately \$40k+ in gross rental income annually and \$8500 already on the books for 2024. Schedule a tour today and discover the potential of this newly renovated beachfront gem.

Located directly on the turquoise waters of the Gulf of Mexico along The Emerald Coast, Island Sands Condominiums in Fort Walton Beach offer a peaceful retreat that has everything you want in a home or investment at the beach! Island Sands on Okaloosa Island is literally steps from the soft, sugar sand beachfront, from patio to beach in seconds. Island Sands amenities include: Community Pool / Community Grills / Beach Chair Service (available for rent) / Beach Walkway & Deeded Access / Gulf front / Outdoor showers.

Favorite nearby restaurants are Stewbys, AJ's, Old Bay Steamer, The Gulf, Anglers & The Boardwalk are all within a quick drive & offer a variety of dining options, nightlife & even a marine theme park where you can catch a dolphin show. Adjacent to Grocery, Athletic Clubs, Shopping & other attractions within the Fort Walton Beach area!

All dimensions and information to be verified by the buyer.

Built in 1983

Essential Information

MLS® # 937666

Price	\$425,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	765
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	862 Scallop Ct Unit 108
Area	Fort Walton Beach
Subdivision	ISLAND SANDS CONDO
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32548

Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dumpster, Pets Allowed, Picnic Area, Pool, Short Term Rental - Allowed, TV Cable Available, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Furnished - All, Kitchen Island, Newly Painted, Owner's Closet, Renovated, Washer/Dryer Hookup, Window Treatment All, Lighting Track
Appliances	Dishwasher, Dryer, Microwave, Oven:Self Cleaning, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric

Cooling A/C: Central Electric, Ceiling Fans

Exterior

Exterior Roof Metal, Roof Pitched, Siding Wood, Foundation Slab On Grade, Trim Wood

Exterior Features BBQ Pit/Grill, Patio Covered

Windows Double Paned Windows

Roof Roof Metal, Roof Pitched

Foundation Foundation Slab On Grade

School Information

Elementary EDWINS

Middle BRUNER

High FORT WALTON BEACH

Additional Information

Days on Website 162

HOA Fees 1060.62

HOA Fees Freq. Monthly

Listing Details

Listing Office LPT Realty LLC

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