

# \$449,900 - 243 Shalimar Dr, SHALIMAR

MLS® #944159

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**\$449,900**

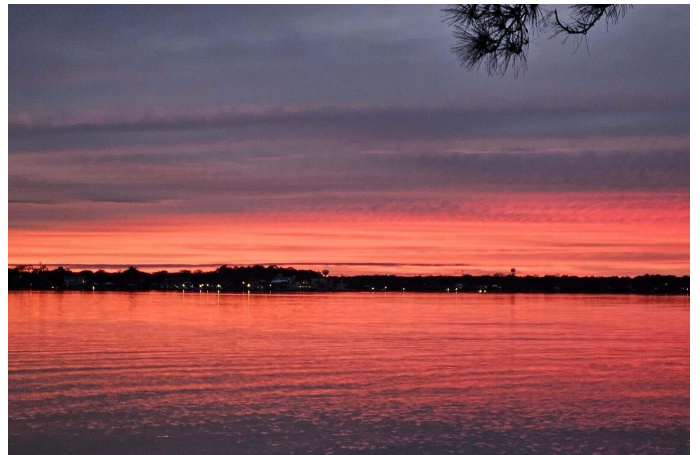
2 Bedroom, 3.00 Bathroom, 1,432 sqft  
Residential on 0 Acres

GARNIERS CAY T/H, SHALIMAR, FL

Discover the epitome of Florida living in this exceptional residence. The expansive living room boasts a gas fireplace and offers panoramic views of the bayou, providing a backdrop to the most captivating sunsets. The kitchen is adorned with modern stainless-steel appliances and features a breakfast bar seamlessly integrated with the living area, facilitating effortless entertaining. Equipped with the convenience of a whole-house generator compatible with both gasoline and LP gas, along with hurricane shutters for storm protection. The seller is also offering a home warranty for the buyers peace of mind. The bathrooms on the upper level have been tastefully renovated, showcasing newer cabinets and countertops. The master bedroom not only accommodates all your furniture but also affords a picturesque view of the bayou.

Each bedroom comes with its own ensuite, adding a touch of luxury and convenience. A deeded deep water boat slip with a lift enhances the appeal of this townhome, providing easy access to water activities. The boat dock is well-equipped with electricity and water, featuring a bench for leisurely moments of fishing or simply enjoying the enchanting presence of dolphins and breathtaking sunsets.

Noteworthy updates include a 2018 roof replacement, a 2011 hot water heater, and a



2017 HVAC system. The seller is open to including furnishings with the sale, excluding the living room paintings and the queen-size bed in the guest bedroom. Immerse yourself in the ultimate Florida lifestyle with this thoughtfully designed and meticulously maintained property. Short term rentals of at least 30 days are allowed.

Built in 1985

**Essential Information**

MLS® #	944159
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.07
Year Built	1985
Type	Residential
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

**Community Information**

Address	243 Shalimar Dr
Area	Fort Walton Beach
Subdivision	GARNIERS CAY T/H
City	SHALIMAR
County	OKALOOSA
State	FL
Zip Code	32579

## Amenities

Amenities	Pavillion/Gazebo, Short Term Rental - Allowed, Waterfront, Dock, Minimum Rental Prd
Utilities	Electric Available, Gas - Propane, Public Sewer Available, Public Water Available
Parking	Guest, Detached, Carport
Is Waterfront	Yes
Waterfront	Bayou
Pool	Community, Private

## Interior

Interior Features	Breakfast Bar, Floor Laminate, Floor Tile, Washer/Dryer Hookup, Window Treatmnt Some, Fireplace Gas
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Warranty Provided
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

## Exterior

Exterior	Frame, Roof Dimensional Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Boat Slip, Boatlift, Deck Open, Dock
Lot Description	Covenants, Restrictions, Sidewalk, Flood Insurance Required
Roof	Roof Dimensional Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

## School Information

Elementary	SHALIMAR
Middle	Meigs
High	CHOCTAWHATCHEE

## Additional Information

Days on Website	65
Zoning	Residential Multi-Family
HOA Fees	280.00
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office                      ERA American Real Estate

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