

# \$510,000 - 13 9th Ave, SHALIMAR

MLS® #944256

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## \$510,000

4 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0 Acres

PORT DIXIE, SHALIMAR, FL

Seller paying up to \$10,000 in buyers closing costs. Home was previously occupied for only 1 year. This 4/3 custom brick home has super curb appeal. There are 10 Ft. Ceilings w/ impressive crown molding, has LVP flooring throughout most of the home except for the wet areas which are tiled. The gourmet kitchen boasts white cabinetry, granite countertops, a breakfast bar and stainless appliances including a full sized refrigerator and freezer. Bedrooms 1 and 2 are located near the front entry along with bathrooms 1 and 2. The master suite is located at the rear of the home and has a double vanity, 2 walk -in closets, and a combo tub and shower with a glass enclosure. The oversized great room is located at the front of the kitchen and opens to a covered porch that has an aluminum extension and extra concrete. Home comes complete with a well and sprinkler system, is fully sodded/ landscaped and fenced. There is also additional concrete in the front of the home for parking a third vehicle.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 944256    |
| Price      | \$510,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,253                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 9th Ave        |
| Area        | Fort Walton Beach |
| Subdivision | PORT DIXIE        |
| City        | SHALIMAR          |
| County      | OKALOOSA          |
| State       | FL                |
| Zip Code    | 32579             |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Public Sewer Available, Public Water Available |
| Parking Spaces | 2  |
| Parking        | Garage: Attached                               |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Tile, Floor Vinyl, Lighting Recessed, Pantry, Pull Down Stairs, Washer/Dryer Hookup                          |
| Appliances        | Auto Garage Door Opn, Dishwasher, Disposal, Freezer, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric |
| Heating           | Heat: Central Electric, Heat Pump Air To Air  |
| Cooling           | A/C: Central Electric, Ceiling Fans   |
| # of Stories      | 1   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Siding Brick All, Frame, Roof Composite Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Trim Vinyl |
| Exterior Features | Columns, Fenced Lot-All, Fenced Privacy, Lawn Pump, Patio Covered, Porch Covered, Sprinkler System          |
| Lot Description   | Survey Available, Within 1/2 Mile Of Water  |
| Windows           | Double Paned Windows  |

|              |                          |
|--------------|--------------------------|
| Roof         | Roof Composite Shingle   |
| Construction | Frame                    |
| Foundation   | Foundation Slab On Grade |

**School Information**

|            |                |
|------------|----------------|
| Elementary | SHALIMAR       |
| Middle     | Meigs          |
| High       | CHOCTAWHATCHEE |

**Additional Information**

|                 |                                  |
|-----------------|----------------------------------|
| Days on Website | 66                               |
| Zoning          | County, Residential Multi-Family |
| HOA Fees        | 0.00                             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Keller Williams Realty FWB |
|----------------|----------------------------|

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