

# \$763,000 - 105 Ne Sudduth Court, Fort Walton Beach

MLS® #917145

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## \$763,000

3 Bedroom, 3.00 Bathroom, 1,869 sqft

Detached Single Family on 0.50 Acres

SUDDUTH ESTATES, Fort Walton Beach, FL

Welcome to Parker's Paradise! This is the waterfront living lifestyle you've been waiting for! 86 feet of waterfront on Good Thing Lake is yours for the ultimate Florida lifestyle. This two story, three bedroom home with a fourth bonus room or bedroom, is a hidden treasure quietly tucked away on a canal off of the lake in the highly sought after Elliott Point Neighborhood. Perfectly positioned on a large .50 acre lot this home sits high surrounded by lovely mature azaleas and landscaping creating your own private oasis. From this convenient location you can be in the Choctawhatchee bay and to Crab Island or through the Destin Pass in just a matter of minutes. Upon entering the home you are greeted with a spacious living room that host a real wood burning fireplace and opens to the kitchen and dining area that overlooks the beautiful lake. From upstairs, catch enchanted views of the Bay from the primary bedroom without even stepping out of bed or sip your coffee on your very own private balcony. Just off the primary bedroom, the second floor has a completely covered outdoor entertainment space that can be accessed from both inside and outside the house. This space is perfect for entertaining friends and family or for when you just want to relax in the shade surrounded by nature. Already set up for drinks and games or working out, the potential for this space is endless. The outdoor decking continues downstairs leading to a designated BBQ area, sitting area, and even a built in hot



tub. This property is truly a place where you can live your best life. Whether enjoying the view from inside your home or from your very own private beach. This secret oasis is one of a kind. At the dock you or your guest can stay in the fully finished boat house which is completely set up with a bedroom area, kitchenette and fully functioning bathroom with pump system so there is no clean-out required. Enjoy the air conditioning while watching the sunset from the dock in this efficient boathouse that can double as a guest house. The boathouse and the dock both have showers which make it convenient to rinse off right when you get back from a boat trip or paddle. The existing cleaning station is the perfect place to clean prepare the catch from the day. The boathouse power source can also be used for an RV by pulling your camper or RV right down to the parking pad. Parking is ample with a circular driveway out front and an additional approximately 400 ft. driveway that runs along the side of the property. Attached to the house, the two car garage provides for covered parking or storage and just off the garage the additional bonus room with it's own private entrance can be used as a fourth bedroom, private office, weight room or storage. This bonus space is heated and cooled with it's own removable unit and if finished out with a bathroom could be a small apartment. This home has no HOA and is within the City of Fort Walton Beach which means short term rentals are allowed. All within walking distance to the Fort Walton Beach Yacht Club which has it's own pool, restaurant and boat launch, you are also within walking distance to public playgrounds, tennis courts and a public boat launch. This type of waterfront home with so many amenities is a rare gem.

Built in 1977

## Essential Information

MLS® #	917145
Sold Price	\$763,000
List Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,869
Acres	0.50
Year Built	1977
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

## Community Information

Address	105 Ne Sudduth Court
Area	12 - Fort Walton Beach
Subdivision	SUDDUTH ESTATES
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

## Amenities

Amenities	Beach, Boat Launch, Fishing, Pets Allowed, Picnic Area, Playground, Tennis, Waterfront
Utilities	Electric, Public Sewer, TV Cable
Parking Spaces	2
Parking	Boat, Garage, Garage Attached, Golf Cart Open, Guest, Oversized, RV
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal, Lake, Shore - Natural

## Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Fireplace, Floor Tile, Guest Quarters, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Self

	Cleaning, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

## Exterior

Exterior	Frame, Roof Dimensional Shg, Roof Metal, Siding Vinyl
Exterior Features	Balcony, BBQ Pit/Grill, Boat Slip, Deck Covered, Deck Enclosed, Deck Open, Dock, Fenced Back Yard, Fenced Chain Link, Fenced Lot-Part, Hot Tub, Lawn Pump, Patio Covered, Patio Open, Porch, Porch Open, Rain Gutter, Shower
Lot Description	Dead End
Roof	Roof Dimensional Shg, Roof Metal
Construction	Frame
Foundation	Siding Vinyl

## School Information

Elementary	Elliott Point
Middle	Meigs
High	Choctawhatchee

## Additional Information

Days on Website	457
Zoning	City
HOA Fees	0.00

## Listing Details

Listing Office	Coldwell Banker Realty
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