

# \$426,840 - 11 Birch Avenue, Shalimar

MLS® #1004032

## \$426,840

4 Bedroom, 3.00 Bathroom, 2,239 sqft  
Detached Single Family on 0.35 Acres

BAYOU POQUITO, Shalimar, FL



Step into timeless style and comfort with this well maintained mid-century modern home, nestled on a spacious one-third acre lot. This spacious four-bedroom, two-and-a-half-bath residence offers a perfect blend of classic charm and contemporary upgrades less than half a mile from Poquito Bayou.

At the heart of the home, a striking stone fireplace anchors the light and bright open-concept living area--ideal for both cozy nights in and stylish entertaining. The kitchen features stainless steel appliances, maple cabinetry, and plenty of counter space for everyday living or hosting guests. The home features a mix of tile and hardwood floors.

With ample room for relaxation and entertainment, this home is just waiting for your personal touches amid a perfect blend of style, comfort, and convenience. There is also a public boat launch at the end of the street. Don't miss the opportunity to see this home!

Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 1004032   |
| Sold Price | \$426,840 |
| List Price | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,239                  |
| Acres          | 0.35                   |
| Year Built     | 1969                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Split Level            |
| Status         | Sold                   |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11 Birch Avenue        |
| Area        | 12 - Fort Walton Beach |
| Subdivision | BAYOU POQUITO          |
| City        | Shalimar               |
| County      | Okaloosa               |
| State       | FL                     |
| Zip Code    | 32579                  |

### **Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Utilities    | Electric, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                             |
| # of Garages | 2                                              |

### **Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Beamed Ceilings, Crown Molding, Fireplace, Newly Painted, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Cooktop, Dishwasher, Disposal, Range Hood, Electric Water Heater                                           |
| Heating           | Central                                                                                                    |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                |
| # of Stories      | 2                                                                                                          |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Lawn Pump, Sprinkler System                |
| Lot Description   | Covenants, Interior Lot, Level, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Window Treatments                   |
| Roof              | Composite Shngl                                          |
| Construction      | Siding Brick Some, Wood Siding                           |
| Foundation        | Slab                                                     |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Longwood       |
| Middle     | Meigs          |
| High       | Choctawhatchee |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 109                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Carriage Hills Realty Inc |
|----------------|---------------------------|

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