

# **\$1,600,000 - 144 Shoreline Drive, Mary Esther**

MLS® #921346

---

## **\$1,600,000**

4 Bedroom, 4.00 Bathroom, 4,247 sqft

Detached Single Family on 0.33 Acres

EMERALD POINTE PLAT 3, Mary Esther, FL

NEW ROOF! Elegant yet comfortable 3B/3B Sound-front home with a 1B/1B ground floor bonus suite! This one owner, custom build boasts a stunning grand foyer, open floor plan, elevator, spacious primary bedroom retreat with sitting area, adjacent workout room and covered deck, ensuite guest bedrooms, a separate dedicated office with solid wood built-ins, and 3-car oversized garage. Ground floor bonus suite adjacent to the garage features a 17x25 great room, 12x12 bedroom and 8x12 bath. Finishes throughout this home are of the highest quality, including exterior decks of Cumaru (Brazilian Teak) and new aluminum/stainless steel wire rail system. Vinyl sea wall, boat dock with composite flow-through decking and 12x24 covered boat lift are just 2-years old. This home is truly a rare find! New roof and impact windows installed in 2022. 2nd and 3rd floor Trane heat pumps units - 10 years old. Mitsubishi ductless heating/cooling unit in bonus suite (2017). Gas tankless hot water heater (11/2018). House equipped with transfer panel for a generator. Listing square footage does NOT include the garage level bonus suite. Sellers will need to lease back for a minimum of 60 days following closing. Flood policy transferrable by application and approval of insurance company. Details contained in this listing believed to be accurate, but Buyer is responsible for verifying all information.



Built in 2007

## Essential Information

MLS® #	921346
Sold Price	\$1,600,000
List Price	\$1,699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,247
Acres	0.33
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Sold

## Community Information

Address	144 Shoreline Drive
Area	12 - Fort Walton Beach
Subdivision	EMERALD POINTE PLAT 3
City	Mary Esther
County	Okaloosa
State	FL
Zip Code	32569

## Amenities

Amenities	Dock, No Short Term Rental
Utilities	Gas - Natural, Public Sewer, Public Water
Parking Spaces	3
Parking	Garage, Garage Attached, Oversized
# of Garages	3
Is Waterfront	Yes
Waterfront	Intercoastal Wtrwy, Sound

## Interior

Interior Features	Built-In Bookcases, Ceiling Crwn Molding, Elevator, Fireplace, Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup
-------------------	---

Appliances	Auto Garage Door Opn, Dishwasher, Microwave, Refrigerator, Stove/Oven Gas, Wine Refrigerator
Heating	Heat - Wall/Window, Heat Pump Air To Air
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace 2+, Fireplace Gas
# of Stories	3

## Exterior

Exterior	Foundation On Piling, Roof Dimensional Shg, Siding CmntFbrHrdBrd
Exterior Features	Boat Slip, Boatlift, Deck Covered, Dock, Patio Covered, Rain Gutter
Lot Description	Flood Insurance Req, Survey Available, Within 1/2 Mile to Water
Roof	Foundation On Piling, Roof Dimensional Shg
Foundation	Foundation On Piling

## School Information

Elementary	Florosa
Middle	Bruner
High	Fort Walton Beach

## Additional Information

Days on Website	380
Zoning	Resid Single Family
HOA Fees	225.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Northwest Florida Real Estate
----------------	-------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.

Listing information last updated on May 3rd, 2024 at 2:18pm CDT