

\$310,000 - 1506 Bentley Circle, Fort Walton Beach

MLS® #989102

\$310,000

4 Bedroom, 3.00 Bathroom, 1,752 sqft

Townhouse

MERIDIAN SQUARE T/H, Fort Walton Beach,
FL

✨ Rare Opportunity Near Hurlburt Field. MOVE-IN READY. Discover this Beautifully Upgraded 4 bedroom 3 Full Bath Townhome located right outside Hurlburt Field back gate. Just 1 mile to Base Medical center, Commissary/Exchange and the Gym. This Desirable Corner unit offers a spacious layout with flexible living options, including Two Potential Master Suites (one upstairs, one downstairs). Property Highlights - New Roof (2025) Hurricane Impact Windows (2024) 3 Ton HVAC (2023) Water Heater (2018) Fresh Exterior with Two Coats of Electrothermic Stucco Paint (2022) New Belt-Driven Garage Door Opener. 1-Car Garage and a Covered Front Porch. Interior Features - Light filled Living and Dining area with Soaring Ceiling. Upstairs Loft Overlook. Modern Kitchen with Granite Countertops, Island and Pantry. Private Back Patio - perfect for Grilling. Downstairs Bedroom with Full Bath, ideal for Guests or use as a Formal Dining Room. Upstairs Master Suite featuring an Ensuite Bath and a Massive Walk-in Closet. Two Additional Bedrooms, Full Bath, and Bonus Loft Area upstairs.

Prime Location - Convenient to both Hurlburt Field and Eglin AFB, offering quick access to Work, Shopping and Coastal Amenities to include the Beautiful Emerald Coast Beaches and DESTIN!



Seller states the HVAC came with a 10 yr warranty from A N D Services - Buyer Responsible for transferring Any and All Warranties to Their Name. Roof was installed 2025 by Emerald Coast Roofing LLC and may also require the buyer register the roof and/or shingles in their name.

Association charges an additional \$75 per year for a TERMITE BOND with Rusty's Pest. Buyer responsible to verify with Rusty's Pest Control and/or the HOA.

Info deemed accurate but Buyer to verify all

Built in 2007

Essential Information

MLS® #	989102
Sold Price	\$310,000
List Price	\$319,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,752
Year Built	2007
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	1506 Bentley Circle
Area	12 - Fort Walton Beach
Subdivision	MERIDIAN SQUARE T/H
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32547

Amenities

Utilities	Electric, Public Sewer, Public Water
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# of Garages	1
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Interior

Interior Features	Kitchen Island, Recessed Lighting, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Roof	Shingle
Construction	Siding Brick Front, Stucco

School Information

Elementary	Mary Esther
Middle	Bruner
High	Fort Walton Beach

Additional Information

Days on Website	311
Zoning	Resid Single Family
HOA Fees	250
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	ERA American Real Estate
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Listing information last updated on September 13th, 2026 at 7:52pm CDT