

# **\$340,000 - 159 Se Brooks Street Unit 307, Fort Walton Beach**

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MLS® #964899

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Condominium

FRENCH QUARTERS, Fort Walton Beach, FL

!Price reduction AND New HVAC System Both Inside and outside in June 2025!!!! GREAT LOCATION. UPSCALE, SPACIOUS 2 BEDROOM 2 BATH CONDO WITH AN OFFICE (which could be a child's room, but has no closet.) IN THE HISTORICAL BROOKS STREET DISTRICT IN DOWNTOWN FORT WALTON BEACH. WALKING DISTANCE TO 24 RESTAURANTS, BARS, AND COFFEE HOUSES, GROCERY, SHOPPING, MOVIES, CONCERTS, THE SOUND AND THE LANDING. THIS 3RD FLOOR CONDO FEATURES CROWN MOLDING, LARGE FLOOR TILES, GRANITE COUNTERTOPS AND BREAKFAST BAR, UPDATED MASTER BATH with DESIGNER TILE WORK. FRENCH DOORS IN THE LIVING ROOM WHICH OPEN TO A LARGE BALCONY. ALL APPLIANCES IN UNIT CONVEY. COMPLEX HAS AN EXERCISE ROOM, CLUB ROOM, SEPARATE CLIMATE CONTROLLED STORAGE CLOSET. ONE ASSIGNED AND ONE GUEST PARKING SPACE. PET FRIENDLY FOR OWNERS. GO TO THE DOCUMENTS SECTION TO SEE THE EASEMENT SURVEY TO THE WATER FOR LAUNCHING YOUR CANOES AND PADDLE BOARDS. AND A LIST OF RESTAURANTS AND WALKING TIMES (ACCORDING TO GOOGLE MAPS).



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 964899      |
| Sold Price     | \$340,000   |
| List Price     | \$362,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Year Built     | 2005        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Sold        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 159 Se Brooks Street Unit 307 |
| Area        | 12 - Fort Walton Beach        |
| Subdivision | FRENCH QUARTERS               |
| City        | Fort Walton Beach             |
| County      | Okaloosa                      |
| State       | FL                            |
| Zip Code    | 32548                         |

## Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Community Room, Dumpster, Elevators, Exercise Room, Handicap Provisions, Short Term Rental - Not Allowed, Separate Storage, TV Cable, Pets Allowed |
| Utilities | Electric, Public Sewer, Public Water, TV Cable, Underground                                                                                        |
| Parking   | Guest, See Remarks, Covered                                                                                                                        |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater                                                     |
| Heating           | Central                                                                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                               |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Windows           | Double Pane Windows |
| Roof              | Metal               |
| Construction      | Concrete            |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Edwins            |
| Middle     | Meigs             |
| High       | Fort Walton Beach |

**Additional Information**

|                 |           |
|-----------------|-----------|
| Days on Website | 642       |
| HOA Fees        | 1735.37   |
| HOA Fees Freq.  | Quarterly |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | KLW Properties LLC |
|----------------|--------------------|

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