

\$1,670,000 - 161 Nw Beal Parkway, Fort Walton Beach

MLS® #1001258

\$1,670,000

4 Bedroom, 3.00 Bathroom, 3,174 sqft

Detached Single Family on 0.65 Acres

BAYOU S/D replat, Fort Walton Beach, FL

Magnificent one owner, custom built waterfront estate in coveted/protected Cinco Bayou--offered for the first time on the market. This impeccably maintained, single level 4 bedroom, 3 bath home showcases exceptional craftsmanship, deep water access, and stunning unobstructed waterfront views from the master suite, great room, chef's kitchen, and guest room. Built with all brick construction, soaring 11-13 ft ceilings, impact rated windows and doors, a geothermal energy system, and beautifully landscaped grounds, the property delivers both elegance and efficiency. The expansive covered lanai with a full outdoor kitchen creates effortless indoor outdoor living, while the oversized 3 car garage with deep bays and attic storage provides abundant space for vehicles and hobbies. (see remarks) This home has beautiful hardwood floors and are in pristine condition.

A covered dock with a 2012 commercial grade seawall, boat lift, electricity, and fresh water makes boating a breeze. With no HOA and ample room to add a pool, build an accessory dwelling unit, park an RV, or store a boat trailer, the flexibility is unmatched.

Minutes by boat to the Destin Pass, Choctawhatchee Bay, the Intra-coastal waterway, and the Gulf of America, this home is an avid boater's/fisherman's dream, a great get-a-way for an out of town owner, or a



perfect place to live year round.

In a market where undeveloped waterfront lots alone are exceeding \$1M--and where new construction or reconstructive renovations require significant time and investment which could easily exceed \$700K --this move-in ready custom home offers exceptional quality, value, and the opportunity to enjoy the waterfront lifestyle almost immediately.

Built in 2012

Essential Information

MLS® #	1001258
Sold Price	\$1,670,000
List Price	\$1,850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,174
Acres	0.65
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	161 Nw Beal Parkway
Area	12 - Fort Walton Beach
Subdivision	BAYOU S/D replat
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

Amenities

Utilities	Electric, Gas - Natural, Public Sewer
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Parking	Garage Door Opener
# of Garages	3
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Breakfast Bar, Crown Molding, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Gas Water Heater
Heating	Geothermal, Heat High Efficiency, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Lawn Pump, Outdoor Shower, Sprinkler System
Lot Description	Bulkhead/Seawall, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments, Window Bay
Roof	Shingle
Construction	Roof Pitched, Brick
Foundation	Slab

School Information

Elementary	Elliott Point
Middle	Bruner
High	Fort Walton Beach

Additional Information

Days on Website	144
Zoning	Resid Single Family

Listing Details

Listing Office	World Impact Real Estate
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