

\$320,000 - 216 Angler Avenue Unit 4, Fort Walton Beach

MLS® #997704

\$320,000

2 Bedroom, 2.00 Bathroom, 1,390 sqft

Townhouse on 0.02 Acres

CHATEAU BY THE SEA, Fort Walton Beach, FL

Renovated, rental-friendly townhome with low HOA in the heart of Okaloosa Island. Enjoy being just steps from the water & within walking distance of some of the area's best-known restaurants, including AJ's, Stewby's, Fubar, & Asiagos. This 1390 square foot townhome features 2 spacious bedrooms, 1.5 baths, & a cozy bonus reading nook with a twin bed tucked under the stairs. Master bedroom with bonus office/sitting area, walk in closet and balcony. 2nd bedroom is oversized 14'x14' that will comfortably fit 2 queen size beds. The large kitchen is a chef's delight, equipped with ample cabinets, under-cabinet lighting, a farmhouse sink, & a concealed double trash center. All new flooring and dimmable lighting throughout with independent ceiling fans in bedrooms and living room. Generous closets, kitchen pantry and dedicated indoor laundry room. Outside, enjoy your private fenced and landscaped patio with new pavers and no grass to maintain, double gate back fence, and "rinse" area outside gate for cleaning sand from beach chairs and toes. This "no worries" community offers a pristine pool, clubhouse, & an HOA fee of \$160, which covers yard and pool maintenance, water, sewer, & garbage. Don't miss this rare opportunity to own a piece of paradise. Your island lifestyle awaits! Buyer and Buyers Agent to verify all information



Built in 1973

Essential Information

MLS® #	997704
Sold Price	\$320,000
List Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,390
Acres	0.02
Year Built	1973
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Sold

Community Information

Address	216 Angler Avenue Unit 4
Area	12 - Fort Walton Beach
Subdivision	CHATEAU BY THE SEA
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

Amenities

Utilities	Electric, Public Water, Sewer Available, TV Cable
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Interior

Interior Features	Newly Painted, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Microwave, Refrigerator, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard
Lot Description	Covenants, Interior Lot, Level, Restrictions, Sidewalk, Within 1/2 Mile to

	Water
Roof	Shake
Construction	Frame, Trim Vinyl, Trim Wood

School Information

Elementary	Elliott Point
Middle	Bruner
High	Fort Walton Beach

Additional Information

Days on Website	188
Zoning	County, Resid Multi-Family

Listing Details

Listing Office	World Impact Real Estate
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