

\$455,000 - 22 James Avenue, Shalimar

MLS® #980562

\$455,000

3 Bedroom, 2.00 Bathroom, 2,366 sqft

Detached Single Family on 0.30 Acres

LONGWOOD S/D 4TH ADDN, Shalimar, FL

Welcome to your dream home in the highly desirable waterfront community of Poquito Bayou! This beautifully updated 3-bedroom, 2-bath home perfectly combines comfort, functionality, and a prime location. Set on a spacious lot, the property features a large screened-in pool and patio—ideal for entertaining—plus a separate yard space perfect for kids or pets. Inside, you'll find a thoughtfully designed layout with a modern kitchen boasting quartz countertops, custom cabinetry, a tile backsplash, and a cozy breakfast area complete with a built-in coffee bar. The adjacent dining room overlooks the pool and offers direct access to the patio, while a flexible front room can serve as an office or second living area. A spacious family room provides plenty of room to relax, and all three bedrooms offer generous space, including a primary suite with a large walk-in closet.

Located within walking distance of one of two scenic waterfront parks, this home is also part of a vibrant, family-friendly neighborhood known for its large playground, regular community events, and welcoming atmosphere all with no HOA. Don't miss your chance to live in one of the most charming and active waterfront communities on the Emerald Coast!

* Seller to replace roof with acceptable offer*
Lawn pump and sprinkler system as is.



Buyer to verify all dimensions

Built in 1973

Essential Information

MLS® #	980562
Sold Price	\$455,000
List Price	\$463,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,366
Acres	0.30
Year Built	1973
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	22 James Avenue
Area	12 - Fort Walton Beach
Subdivision	LONGWOOD S/D 4TH ADDN
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Amenities	Boat Launch, Dock, Fishing, Picnic Area, Playground, Waterfront
Utilities	Public Sewer, Public Water
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Fireplace, Kitchen Island, Newly Painted
Appliances	Dishwasher, Microwave, Refrigerator, Gas Water Heater

Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Yard Building
Lot Description	Within 1/2 Mile to Water
Roof	Composite Shngl
Construction	Frame, Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Longwood
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	431
Zoning	Resid Single Family

Listing Details

Listing Office	Coldwell Banker Realty
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