

\$430,000 - 24 Magnolia Avenue, Shalimar

MLS® #915780

\$430,000

4 Bedroom, 3.00 Bathroom, 2,096 sqft
Detached Single Family on 0.41 Acres

Poquito Bayou, Shalimar, FL

SIGNIFICANT PRICE REDUCTION!!

Motivated Seller wants to make a deal! Don't miss a rare opportunity to own this all-brick pool home in the coveted Poquito Bayou Subdivision. Inside, the home has bamboo hardwood flooring throughout with LPV flooring in the master bedroom and tile floors in the kitchen, dining area and bathrooms. In the kitchen area, you will enjoy the abundance of custom cabinets, granite countertops, and a breakfast bar that borders the family room. Interior lighting features a combination of recessed lighting and natural light from skylights. The home has a security system with cameras that will convey. This home sits on a large lot that was increased in size by the county to approximately .41-acre in size. There is plenty of parking provided by the circular drive and side driveway with available space for up to 6+ vehicles and/or a boat or RV. Many big-ticket items have been done. The original terra cotta sewer lines have been completely replaced about a year ago (\$26,000) all the way to the street. Additional improvements include a new roof with solar panels (within 2 years) that will be paid off for the new owners at closing. The new owners will be able to enjoy reduced monthly electric bills for many years. Also, new paint was applied to the exterior wood surfaces last year and some new painting and minor repairs have been completed inside for the new owners. Other significant improvements and maintenance that have been done includes



new sprinklers replaced (2 years), a new pool pump (less than 2 years) pool liner (4 years), new complete privacy shadow fence (2 years) perfect for family gatherings around the extra-large size pool (40' X 20') in the back yard. The pool and back patio area are completely enclosed with a large screen enclosure to keep your outside gatherings bug free. The enclosure will require repairs to replace some missing screens. With a little TLC this could be a fabulous family home! Poquito Bayou is only minutes away from Eglin AFB, convenient to Hurlbert AFB and about 15 minutes from the beaches. The Poquito Bayou subdivision features a waterfront park with a nice boat ramp that is less than 1/2 mile away from this home. This home is being sold "as is," but it has many more possibilities yet to be realized by a new owner. Schedule an appointment today to view this home as it will probably not last for long.

Built in 1972

Essential Information

MLS® #	915780
Sold Price	\$430,000
List Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,096
Acres	0.41
Year Built	1972
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	24 Magnolia Avenue
Area	12 - Fort Walton Beach
Subdivision	Poquito Bayou
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Enclosed, Pool - In-Ground, Pool - Vinyl Liner, Private

Interior

Interior Features	Breakfast Bar, Fireplace, Floor Hardwood, Floor Tile, Furnished - None, Lighting Recessed, Pantry, Skylight(s), Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Security System, Smoke Detector, Stove/Oven Electric, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Brick, Roof Dimensional Shg, Roof Solar Energy, Slab, Trim Wood
Exterior Features	Fenced Back Yard, Fenced Privacy, Lawn Pump, Pool - Enclosed, Pool - In-Ground, Pool - Vinyl Liner, Rain Gutter, Shower, Sprinkler System
Lot Description	Level, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg, Roof Solar Energy
Foundation	Slab

School Information

Elementary	Longwood
Middle	Meigs

High

Choctawhatchee

Additional Information

Days on Website463

ZoningResid Single Family

HOA Fees0.00

Listing Details

Listing Office

Corcoran Reverie Destin

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Listing information last updated on May 5th, 2024 at 1:33am CDT