

\$725,000 - 298 Lafitte Crescent, Fort Walton Beach

MLS® #1007776

\$725,000

3 Bedroom, 2.00 Bathroom, 2,157 sqft

Detached Single Family on 0.40 Acres

COLONY ESTATES, Fort Walton Beach, FL

Move in ready & updated -- a rare deep water opportunity on beautiful Cinco Bayou. Located in Flood Zone X, this home requires no flood insurance, making it one of the most affordable true waterfront buys in the area.



This inherited estate home has been in possession by only two families since its inception. It was expanded and updated by the second owner.

The Sale is subject to the completion of Probate.

This home is situated in a friendly walking, biking, strolling neighborhood. The neighborhood boat ramp just 3 minutes away, if you need one. A children's park complete with slides and swings is just a short 2 minute walk from the home.

Freshly updated with new interior and exterior paint & new LVP flooring. The home is tiled in the kitchen and baths. This home is clean, modern, and completely carpet free. Perfect for anyone seeking a Florida waterfront getaway or a full time coastal lifestyle.

A fisherman's and boaters Dream - Set on protected deep water, the private dock offers effortless access for your boats, jet skis, paddle boards, and more. Step right off the dock into the bayou for a quick dip or sunset paddle. And when you're ready for adventure, you're just minutes from Destin Pass and the

Intracoastal Waterway, giving you fast routes to the Gulf, Crab Island, and endless boating destinations.

Space for All Your Toys - If you need room for your boat, watercraft, RV, trailer, or a workshop, this property delivers: (see add'l

Remarks This home has:

- o Two detached garages
- o Carport
- o Sheet rocked 2 car garage ideal for a workshop or future in law suite
- o Extra large yard with circular driveway and abundant parking
- o Exterior Shed.

The home has been fully repainted inside with new LVP flooring in the Living Room/Den and all bedrooms. The remainder of the home has tile flooring.

With approximately 2,157± sq ft of living space plus 800± sq ft of garage/workshop space, this home offers flexibility and room to grow. Inside you'll find - Large updated eat in kitchen perfect for entertaining, 3 bedrooms and 2 full baths, separate Living & Family Rooms

This home is ready for your imagination -- whether you want to expand, add an in law suite, or simply enjoy the peaceful waterfront lifestyle as is.

The dock, and covered slip is in need of repairs, but remains partially functional. Electric Boat Lift is operational. Dock, boat lift, exterior shed, wooden walkways, fences and Sprinkler system all convey as-is.

Exceptional value, deep water access, and the best of Cinco Bayou -- all under \$800K. Homes like this don't come around often.

Built in 1974

Essential Information

MLS® #	1007776
Sold Price	\$725,000
List Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,157
Acres	0.40
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	298 Lafitte Crescent
Area	12 - Fort Walton Beach
Subdivision	COLONY ESTATES
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32547

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Boat, Attached Carport, Detached, Garage Detached, Other, Oversized, RV Access/Parking, Carport, Garage
# of Garages	3
View	Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou, Gulf/Pass, Harbor, Intracoastal Wtrwy, Sound

Interior

Interior Features	Breakfast Bar, Tray Ceiling(s), Vaulted Ceiling(s), Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Electric

	Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Private Yard, Yard Building, Separate Living Area
Lot Description	Bulkhead/Seawall, Cleared, Irregular Lot, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Composite Shngl
Construction	Roof Pitched, Brick, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Wright
Middle	Pryor
High	Choctawhatchee

Additional Information

Days on Website	80
Zoning	Resid Single Family

Listing Details

Listing Office	World Impact Real Estate
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