

# **\$310,000 - 3180 Palmetta Avenue, Crestview**

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MLS® #981623

## **\$310,000**

4 Bedroom, 2.00 Bathroom, 2,262 sqft

Detached Single Family on 1.07 Acres

Unincorporated, Crestview, FL

Two Homes for the Price of One! Homestead Retreat on 1.06 Acres with Pool & Guest Studio - No HOA! Welcome to your own private Florida oasis! Nestled on a sprawling 1.06-acre lot south of I-10, this charming homestead retreat offers peace, privacy, and convenience—just a short commute to Duke Field, 7th Group, Camp Rudder, and Eglin AFB or jump on I-10 and travel around the Country. The main house features 4 bedrooms and 2 baths, with fresh paint, laminate flooring, and an updated eat-in kitchen showcasing brand-new stainless-steel appliances, granite countertops, and a stylish white tile backsplash. Step outside and you'll find everything you need for a relaxed, self-sufficient lifestyle: In-ground pool with safety fencing. Fire pit perfect for cozy evenings. CONTD..... Chicken coop and a dedicated dog run or garden area for homesteading. No HOA - so bring your boats, RVs, or plans for expansion!

The studio: A covered walkway leads to a detached guest studio with attached garage, ideal for visiting family, a home office, or potential rental income. This is more than a home, it's a lifestyle. Enjoy quiet country living with modern comforts and city access just minutes away.

COMMUNITY EXPANSION AND INVESTOR ATTRACTION:

As for the Crestview community - Here's a



snapshot of the exciting commercial growth and development happening in the area:

#### Commercial Real Estate Expansion

New Developments: Crestview is seeing a surge in commercial real estate projects, including retail centers, office spaces, and mixed-use developments. Properties like the Northcrest Shopping Center, anchored by Publix, recently sold for \$7 million, highlighting investor confidence.

Prime Locations - High-traffic areas along Highway 85 and PJ Adams Parkway are hot spots for new retail and restaurant ventures. These corridors are attracting national brands and local businesses alike.

Shopping - Crestview Commons shopping center is part of a larger development plan close to SR 85 and West Redstone Avenue, poised to become a central hub for retail and dining.

Dining/Restaurant Boom: New eateries are popping up, offering more variety to residents and visitors. From fast-casual chains to local favorites, the culinary scene is expanding.

Retail Opportunities: With increased foot traffic and residential growth, retail spaces are in demand. Developers are responding with new storefronts and leasing opportunities.

These projects are creating jobs, boosting local revenue, and enhancing the quality of life.

Community Appeal: As Crestview grows, it's becoming a more attractive destination for families, entrepreneurs, and investors.

Built in 1975

#### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 981623                 |
| Sold Price     | \$310,000              |
| List Price     | \$329,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,262                  |
| Acres          | 1.07                   |
| Year Built     | 1975                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Ranch                  |
| Status         | Sold                   |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3180 Palmetta Avenue |
| Area        | 25 - Crestview Area  |
| Subdivision | Unincorporated       |
| City        | Crestview            |
| County      | Okaloosa             |
| State       | FL                   |
| Zip Code    | 32539                |

### **Amenities**

|              |                                                            |
|--------------|------------------------------------------------------------|
| Utilities    | Private Well, Septic Tank                                  |
| Parking      | Attached Carport, Detached, Garage Detached, Other, Garage |
| # of Garages | 2                                                          |
| Has Pool     | Yes                                                        |
| Pool         | In Ground                                                  |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Newly Painted                                             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating           | Central                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                               |
| # of Stories      | 1                                                                         |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Outdoor Grill                          |
| Lot Description   | Level, Survey Available                |
| Windows           | Double Pane Windows, Window Treatments |
| Roof              | Metal                                  |
| Construction      | Concrete, Brick                        |

### **School Information**

|            |             |
|------------|-------------|
| Elementary | Riverside   |
| Middle     | Shoal River |
| High       | Crestview   |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 416                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Real Broker LLC |
|----------------|-----------------|

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