

# **\$850,000 - 34 Shannon Sound, Destin**

MLS® #909354

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## **\$850,000**

4 Bedroom, 3.00 Bathroom, 2,655 sqft

Detached Single Family on 0.42 Acres

EMERALD BAY BAYWINDS GOLF ESTATES, Destin, FL

If you have been searching for single level living on a large, quiet lot with a PRIVATE POOL, this is the home you have been waiting for! This spacious home is located at the end of a quiet cul-de-sac on a .42 acre lot in the charming community of Emerald Bay. As you enter the home you are greeted by tall 12' ceilings and beautiful natural light from the glass doors of the great room leading to your own private heated pool and spa and screened in lanai. The large master bedroom boasts new Luxury Vinyl Plank flooring, sitting area, access to the lanai, and two large closets with custom built-in shelving. The master bath has been completely updated and includes all new cabinets with quartz counter tops, separate vanities, and a beautiful walk-in shower

The kitchen features a large island, granite counter tops, under cabinet lighting, and over cabinet shelving. The living room also features LVP flooring, access to the lanai, and built-in shelving surrounding the gas fireplace.

Off the kitchen you have two additional guest bedrooms with a shared full bathroom. Moving back to the front of the home you will appreciate the 4th bedroom/office as well as the formal dining room which could also function as an office if desired. There is also a separate laundry room with utility sink, fridge, and access to the oversized 2-Car garage.



Enjoy your time outdoors in the covered and screened in lanai with private heated pool and spa combo. The property backs up to the nature preserve at Emerald Bay allowing you to really feel at peace in your outdoor space.

Please request the "LIST OF UPGRADES" document for a complete list of seller-made upgrades to the home. These would include fresh interior paint throughout, landscaping, master bathroom renovation, LVP floors, gas fireplace update, landscaping, and more.

Emerald Bay is located within 2 miles from plenty of shopping, dining, entertainment and of course the white sand beaches of the Destin area. Schedule your private showing TODAY!

Built in 1997

### **Essential Information**

MLS® #	909354
Sold Price	\$850,000
List Price	\$920,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,655
Acres	0.42
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### **Community Information**

Address	34 Shannon Sound
Area	14 - Destin
Subdivision	EMERALD BAY BAYWINDS GOLF ESTATES

City	Destin
County	Okaloosa
State	FL
Zip Code	32541

### **Amenities**

Amenities	Gated Community, Golf, Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Pool - Enclosed, Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Built-In Bookcases, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Fireplace Gas, Floor Tile, Floor Vinyl, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Plantation Shutters, Shelving, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator W/IceMk, Security System, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

### **Exterior**

Exterior	Slab, Stucco
Exterior Features	Hot Tub, Lawn Pump, Patio Enclosed, Pool - Enclosed, Pool - Heated, Pool - In-Ground, Porch, Porch Screened, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows
Foundation	Slab

### **School Information**

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

**Additional Information**

Days on Website	573
Zoning	Resid Single Family
HOA Fees	185.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Gulf Realty 30A LLC
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