

\$460,000 - 35 Birch Avenue, Shalimar

MLS® #981625

\$460,000

4 Bedroom, 3.00 Bathroom, 1,861 sqft

Detached Single Family on 0.34 Acres

POQUITO BAYOU, Shalimar, FL

Under contract accepting back-up offers. Desirable Poquito Bayou Gem!! Welcome to this charming all-brick 4-bedroom, 3-bath home nestled in the highly sought-after Poquito Bayou neighborhood. Perfectly located and packed with upgrades, this home combines comfort, functionality, and Florida charm. Recent updates include a A/C (2022), all new copper wiring, new plumbing, and a newer hot water heater—giving you peace of mind and energy efficiency. The roof was done in 2018. The washer and dryer stay, with the dryer being a convenient ventless model. The thoughtfully designed split-bedroom floor plan offers privacy and space for the whole family. The master suite features a sunken tub, double vanities, and sliding glass doors that lead out to your own private brick atrium. a perfect retreat for morning coffee or evening relaxation. The kitchen opens up to a spacious living/dining area, ideal for entertaining or everyday living. Situated on one of the highest lots in the county (approx. 35'), this property boasts a fenced backyard with a large storage shed, fig and blueberry trees, and a vegetable and herb garden a true gardener's delight. There's also plenty of space for a pool! Don't miss your opportunity to own this well-maintained home in a prime location. Schedule your private showing today!



Built in 1969

Essential Information

MLS® #	981625
Sold Price	\$460,000
List Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,861
Acres	0.34
Year Built	1969
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	35 Birch Avenue
Area	12 - Fort Walton Beach
Subdivision	POQUITO BAYOU
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Gas - Propane, Public Sewer, Public Water
Parking	Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Yard Building
Lot Description	Cleared, Interior Lot, Level

Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

Elementary	Longwood
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	416
Zoning	Resid Single Family

Listing Details

Listing Office	Briar Patch Realty LLC
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