

\$403,000 - 37 James Drive, Shalimar

MLS® #976057

\$403,000

4 Bedroom, 2.00 Bathroom, 1,843 sqft

Detached Single Family on 0.29 Acres

LONGWOOD S/D 3RD ADDN, Shalimar, FL

This spacious 1,843 square foot, 4-bedroom, 2-bathroom ranch-style home is nestled in the heart of Poquito Bayou, one of Shalimar's most highly sought after neighborhoods.

Tucked away on a quiet street, it's the perfect retreat, walking distance to the bayou, the neighborhood boat launch, and playgrounds. Sitting on a beautiful 1/4 acre, you can easily store your boat in the fenced in yard with double gate.

Inside this charming all brick home, the two spacious living rooms provide a perfect backdrop for living and entertaining. The beautifully updated kitchen, features all granite countertops, with a large breakfast bar, perfect for everything from morning coffee to hosting friends and family. Whether you're whipping up a quick meal or indulging your inner baker, the counter-space in this kitchen is a dream.

Just off the kitchen, the second living area is centered around a natural stone wood-burning fireplace the perfect spot to unwind on cozy evenings. Flowing out to a spacious screened-in back patio with finished flooring, this is sure to be the perfect setting to enjoy Florida summer evenings, offering privacy and room to play, garden, or entertain outdoors.

Rest assured knowing the roof and all major systems are new or newer including a NEW ROOF in 2024, Hot Water Heater 2021, and a newer HVAC system 2019. Brand new carpet



was just installed in all 4 of the bedrooms and the 2-car garage features a freshly finished floor and room for additional storage, while the driveway offers 4 more parking spaces perfect for guests or multi-car families.

Located just:

- 3.5 miles to Eglin Air Force Base
- 11 miles to Hurlburt Field
- 10 miles to the white sands of Okaloosa Island

Enjoy quick commutes to work and play while living in one of the area's most beloved neighborhoods.

Don't miss your opportunity to own this charming home in a location that truly has it all space, character, updates, and a neighborhood you'll love.

Built in 1972

Essential Information

MLS® #	976057
Sold Price	\$403,000
List Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,843
Acres	0.29
Year Built	1972
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	37 James Drive
Area	12 - Fort Walton Beach

Subdivision	LONGWOOD S/D 3RD ADDN
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Amenities	Boat Launch, Fishing, Picnic Area, Playground, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Boat, Golf Cart Garage, Guest
# of Garages	2

Interior

Interior Features	Fireplace, Pantry
Appliances	Dishwasher, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Aerials/Topo Availbl, Within 1/2 Mile to Water
Windows	Skylight(s)
Construction	Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Longwood
Middle	Meigs
High	Choctawhatchee

Additional Information

Days on Website	491
Zoning	Resid Single Family

Listing Details

Listing Office	Coldwell Banker Realty
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