# $385,000 - 40 Sharilyn Drive, Shalimar

MLS® #989707

**$385,000**
4 Bedroom, 2.00 Bathroom, 1,814 sqft
Detached Single Family on 0.32 Acres

LONGWOOD S/D 2ND ADDN, Shalimar, FL

Welcome to Coastal Eleganceâ€”Reimagined! This meticulously maintained, single-level ranch-style retreat blends modern comfort with timeless Florida charm. Perfectly situated in the sought-after Poquito Bayou community, residents enjoy exclusive access to a private neighborhood beach, boat launch, swimming cove, and shaded picnic grounds.
Step inside to a light filled, coastal-inspired interior featuring luxury laminate plank flooring throughoutâ€”no carpet here! The beautifully renovated kitchen shines with abundant cabinet space, under-cabinet lighting, and high-end stainless steel appliancesâ€”all flowing into a cozy second living area with another sliding-glass-door access to your screened-in porch and peaceful backyard sanctuary. Outdoor living at its best: this desirable corner lot offers a backyard with a partial privacy fence and double gate, providing both seclusion and easy access for parking a boat, trailer, or extra vehicle. The powered shed offers plenty of space for tools, hobbies, or even a riding mower.

Features You'll Love:
Pre-wired 50 AMP plug for EV charger conveniently located in the garage
Energy-efficient windows (2016)
Luxury laminatel Plank flooring throughout bedrooms & living areas
Large indoor laundry room with ample storage
Oversized driveway, two-car garage + carport (perfect for a boat or RV)

Major system updates:
New roof (2022)
New HVAC (2022)
New water heater (2019)
Complete rewire (2022)
Termite bond in place for peace of mind
Low utility bills!

And best of all, Poquito Bayou's private waterfront amenities are right at your fingertips -perfect for fishing, kayaking, swimming, and weekend picnics beneath the oaks.

Just minutes from Eglin AFB, top-rated schools, parks, and the emerald waters of the Gulf, this one truly has it all - style, space, and salt air.

This isn't just a home - it's a lifestyle. Schedule your private showing today!

Built in 1968

## Essential Information

| | |
|---|---|
| MLS® # | 989707 |
| Sold Price | $385,000 |
| List Price | $399,990 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,814 |
| Acres | 0.32 |
| Year Built | 1968 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Ranch |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 40 Sharilyn Drive |
| Area | 12 - Fort Walton Beach |

| | |
|---|---|
| Subdivision | LONGWOOD S/D 2ND ADDN |
| City | Shalimar |
| County | Okaloosa |
| State | FL |
| Zip Code | 32579 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Public Sewer, Public Water |
| Parking | Garage Door Opener, Attached Carport, Carport, Garage |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Newly Painted, Split Bedroom, Washer/Dryer Hookup |
| Appliances | Dishwasher, Microwave, Electric Water Heater |
| Heating | Heat Pump |
| Cooling | Central Air, Ceiling Fan(s) |
| # of Stories | 1 |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard, Sprinkler System, Yard Building, Rain Gutters |
| Lot Description | Corner Lot, Curb & Gutter, Interior Lot, Level |
| Windows | Skylight(s), Window Treatments |
| Roof | Shingle |
| Construction | Brick |
| Foundation | Slab |

## School Information

| | |
|---|---|
| Elementary | Longwood |
| Middle | Meigs |
| High | Choctawhatchee |

## Additional Information

| | |
|---|---|
| Days on Website | 302 |
| Zoning | Resid Single Family |

## Listing Details

| | |
|---|---|
| Listing Office | Coldwell Banker Realty |

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