

# **\$355,000 - 609 W Lynn Brook, Crestview**

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MLS® #993827

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,746 sqft

Detached Single Family on 0.28 Acres

LAKE SIDE EAST, Crestview, FL

Welcome to this well-maintained 3BR/2BA brick home located in south Crestview, offering an easy commute to Eglin Air Force Base and Hurlburt Field - perfect for those tired of seeing the same cookie cutter house and seeking convenience without sacrificing space or serenity. Tucked away at the end of a quiet cul-de-sac, this home is one of only 10 homesites and backs to a peaceful neighborhood lake, where you enjoy fishing and outdoor play. Have peace of mind with a 30-year architectural shingle roof (installed late 2021).

Inside, you'll find cathedral ceilings, luxury vinyl plank/tile flooring throughout (no carpet), designer lighting, a gas fireplace, and a formal dining room filled with natural light. The kitchen features granite countertops, solid oak cabinetry, a gas stove, coffee bar, and breakfast area overlooking the backyard.

The primary suite offers calming lake views, French doors, tray ceiling, and an ensuite bath with a garden tub and separate glass-enclosed shower. Two additional bedrooms are generously sized and share a well-appointed guest bath with a tiled shower and granite counters.

Outdoor living shines with a large screened porch, open patio perfect for grilling, a storage shed, and paver paths leading to a 24' x 12' detached studio with electricity and water



access - ideal for a home office, workout space, hobby room, or flex space!

Homes in South Crestview with this level of privacy, bonus space, and commute convenience are rare. Schedule your showing today and make this your next home! (washer, dryer, and living room tv will convey, living room furniture negotiable!)

Built in 1994

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 993827                 |
| Sold Price     | \$355,000              |
| List Price     | \$345,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,746                  |
| Acres          | 0.28                   |
| Year Built     | 1994                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 609 W Lynn Brook    |
| Area        | 25 - Crestview Area |
| Subdivision | LAKESIDE EAST       |
| City        | Crestview           |
| County      | Okaloosa            |
| State       | FL                  |
| Zip Code    | 32539               |

**Amenities**

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Water, Septic Tank, TV Cable |
| Parking   | Garage                                                       |

|              |      |
|--------------|------|
| # of Garages | 2    |
| View         | Lake |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Cathedral Ceiling(s), Tray Ceiling(s), Vaulted Ceiling(s), Fireplace, Pantry, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater                                                            |
| Heating           | Natural Gas, Gas - Natural                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Fireplace Gas                                                                                                                   |
| # of Stories      | 1                                                                                                                               |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Separate Bldg Rent, Yard Building                                      |
| Lot Description   | Covenants, Cul-De-Sac, Dead End, Interior Lot, Level, Restrictions, Survey Available |
| Roof              | Shingle                                                                              |
| Construction      | Frame, Brick                                                                         |
| Foundation        | Slab                                                                                 |

### School Information

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

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 229                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 150                 |
| HOA Fees Freq.  | Annually            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Realty Destin |
|----------------|-------------------------------|

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