

\$453,000 - 6458 Welannee Boulevard, Laurel Hill

MLS® #1004842

\$453,000

4 Bedroom, 3.00 Bathroom, 2,914 sqft

Detached Single Family on 1.00 Acres

Yellow River Plantation, Laurel Hill, FL

POOL HOME ON OVER AN ACRE IN YELLOW RIVER PLANTATION!

Experience the perfect blend of peaceful country living and modern convenience in this spacious custom-built home situated on over an acre in the highly desirable Yellow River Plantation community of Laurel Hill, Florida. Offering exceptional value and endless potential, this 4-bedroom, 3-bathroom home features a versatile floor plan designed for today's lifestyle.

Inside, you'll find a dedicated home office, formal dining room or flex space, spacious living room, and a separate den featuring a custom barn door entry--ideal for a media room, playroom, or additional living space. The oversized primary suite and generously sized secondary bedrooms offer abundant closet space, while the Jack-and-Jill bathroom layout provides separate vanity and shower areas for added functionality.

The heart of the home is the expansive kitchen featuring granite countertops, extensive cabinet storage, a large center island with electrical outlets, breakfast bar seating, built-in desk area, and an oversized walk-in pantry.

The adjoining living area showcases a gas fireplace with custom built-ins, creating a warm and inviting gathering space.

Step outside and enjoy your private backyard retreat complete with a sparkling pool, updated gazebo, fully fenced backyard, and plenty of room to relax, entertain, garden, or enjoy the outdoors. The oversized driveway



accommodates approximately 10 vehicles, offering plenty of parking for guests, recreational vehicles, boats, or additional family vehicles.

Additional upgrades include gutters, a security system, custom built-ins, updated lighting fixtures, kitchen pendant lighting, and updated ceiling fans in the living room, dining room, and primary suite.

Yellow River Plantation offers residents the charm of a custom-home community with the tranquility of country living. Neighborhood amenities include two stocked fishing ponds, two scenic nature trails, and a community playground. Enjoy the space and privacy of acreage living while remaining conveniently located near shopping, dining, schools, and major commuting routes throughout Northwest Florida.

This location is especially attractive for military personnel, offering convenient access to Eglin Air Force Base, Duke Field, Hurlburt Field, 7th Special Forces Group, and other military installations throughout the Florida Panhandle. Whether you're searching for a military relocation home, a pool home with land, or a spacious Northwest Florida property with room to grow, this home checks all the boxes.

Being sold AS-IS (new flooring, paint & minor cosmetic touch-ups needed), this property presents an outstanding opportunity to own one of the best values currently available in Yellow River Plantation. Come discover the lifestyle, space, and potential that make this community one of Northwest Florida's hidden gems.

Built in 2016

Essential Information

MLS® #	1004842
Sold Price	\$453,000
List Price	\$463,950

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,914
Acres	1.00
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	6458 Welannee Boulevard
Area	25 - Crestview Area
Subdivision	Yellow River Plantation
City	Laurel Hill
County	Okaloosa
State	FL
Zip Code	32567

Amenities

Utilities	Electric, Phone, Public Water, Septic Tank, TV Cable
Parking	See Remarks
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Tray Ceiling(s), Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Natural Woodwork
Appliances	Cooktop, Dishwasher, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Columns, Private Yard, Rain Gutters
Lot Description	Covenants, Easements, Interior Lot, Level, Restrictions, Survey

	Available, Wooded
Windows	Window Treatments
Roof	Shingle
Construction	Frame, Brick, Trim Vinyl

School Information

Elementary	Bob Sikes
Middle	Davidson
High	Crestview

Additional Information

Days on Website	101
Zoning	Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Coldwell Banker Realty
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