

# \$255,000 - 6721 Sarah Ann Way, Laurel Hill

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MLS® #979973

## \$255,000

4 Bedroom, 2.00 Bathroom, 1,790 sqft

Detached Single Family on 0.41 Acres

HERITAGE PLANTATION, Laurel Hill, FL

THIS WILL BE A SHORT SALE. Tucked away in the peaceful, tree-lined streets of Heritage Plantation, this bright and happy 4-bedroom, 2-bathroom home offers something truly special—a premium lot backing up to a protected wooded area. With nearly half an acre (0.414 acres) to call your own, the property extends an estimated 20 feet into the serene preserve, giving you unmatched privacy and a tranquil, natural view you won't find just anywhere.

From the moment you arrive, you'll notice this home is ideally positioned on one of the more scenic stretches of the neighborhood—elevated with a view of Heritage Plantation's gently curving roads and rolling terrain. Step inside and feel the cheerful, welcoming energy. The semi-open layout makes everyday living a breeze: three spacious bedrooms, a full guest bath, and laundry are smartly positioned at the front of the home, while the owner's suite is tucked away in its own private wing, complete with two large closets, a double vanity, and a roomy walk-in shower. There's even space for a king-sized bed with room to spare.

The heart of the home is the kitchen, where white cabinetry, a bright subway tile backsplash, and a central island invite conversation and connection. A cozy dining nook sits just off the kitchen and leads to the screened-in back patio, your own peaceful



escape with direct access to the expansive backyard and lush greenbelt beyond.

Heritage Plantation offers the charm of small-town living with big-time convenience just a short drive from Crestview's shopping, dining, and schools, yet far enough to enjoy a quieter pace. With access to neighborhood amenities like a community pool, this home is more than just a great floorplan, it's a rare find on a standout lot in one of Laurel Hill's most desirable communities.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 979973                 |
| Sold Price     | \$255,000              |
| List Price     | \$259,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,790                  |
| Acres          | 0.41                   |
| Year Built     | 2022                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6721 Sarah Ann Way  |
| Area        | 25 - Crestview Area |
| Subdivision | HERITAGE PLANTATION |
| City        | Laurel Hill         |
| County      | Okaloosa            |
| State       | FL                  |
| Zip Code    | 32567               |

**Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Amenities    | Pool                                           |
| Utilities    | Electric, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                             |
| # of Garages | 2                                              |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Recessed Lighting, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater    |
| Heating           | Central                                                                      |
| Cooling           | Central Air                                                                  |
| # of Stories      | 1                                                                            |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Sprinkler System, Rain Gutters                 |
| Lot Description   | Curb & Gutter, Irregular Lot, Survey Available |
| Roof              | Shingle                                        |
| Construction      | Frame, Brick, Siding CmntFbrHrdBrd             |
| Foundation        | Slab                                           |

### School Information

|            |             |
|------------|-------------|
| Elementary | Laurel Hill |
| Middle     | Laurel Hill |
| High       | Laurel Hill |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 440                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 1132                |
| HOA Fees Freq.  | Annually            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Century 21 AllPoints Realty |
|----------------|-----------------------------|

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