

\$1,250,000 - 708 Melanie Lane, Fort Walton Beach

MLS® #908596

\$1,250,000

4 Bedroom, 5.00 Bathroom, 3,185 sqft
Detached Single Family on 0.40 Acres

Shalimar Water, Fort Walton Beach, FL

Custom Craftsman style waterfront home on a private road with 213' of protected waterfront. This exquisite 4 bedroom 4.5 bath all brick home has so many unique features that make it a one of kind home. Located within walking distance to a playground, pickle ball courts & city golf course. The moment you enter the home the special details are hard to miss, from the over-sized island in the kitchen, a gas fireplace with a custom 14' Sycamore tree mantle, views of the bayou, & over 900 sqft of decking for entertaining friends & family. The home features 2 primary suites both with French doors leading to outdoor decks. The lower level features a massive media room & pool table area, a brick wet bar with a custom top hand-cut from a Laurel Oak tree, & a 72' heated & cooled safe room. A metal roof & impact windows are features as well in your new home. The kitchen with the oversized island is perfect for gathering your family around and has brown walnut custom cabinets with granite counter tops, stainless steel appliances and a large pantry with views of the water.

The main floor opens to a dining area and a living room that offer views of the gas fireplace and the magnificent yard and bayou. The decks on each level have gas stubs allowing for entertaining on both.

The primary suite on this level features two walk in closets, a tile shower and double



vanities. There is another bedroom that is perfect as a nursery or office and a bathroom on this level. The secondary bathroom on the main level also has tile floors and a tub tile surround. The large laundry room with the bonus of a brand new washer & dryer has cabinets and a sink.

The bathrooms on the lower level including the second primary suite feature marble showers.

The large tiered yard was enhanced with 170' sea wall, a 75' retaining wall and another 90' wide retaining wall giving you 1500 sqft of block wall. Both front and back yards have irrigation systems and have been completed with sod.

There are so many special features in this custom built home that you must see it to today to truly enjoy the uniqueness of this home located in the Kenwood subdivision.

Please click link for more info:

<https://listings.mooremedia.us/v2/708-melanie-In-fort-walton-beach-fl-32547-2789738/brand-ed>

Built in 2022

Essential Information

MLS® #	908596
Sold Price	\$1,250,000
List Price	\$1,399,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,185
Acres	0.40
Year Built	2022

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	708 Melanie Lane
Area	12 - Fort Walton Beach
Subdivision	Shalimar Water
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32547

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Attached
Is Waterfront	Yes
Waterfront	Bayou

Interior

Interior Features	Basement Finished, Breakfast Bar, Ceiling Tray/Cofferd, Fireplace Gas, Floor Tile, Floor Vinyl, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Stove/Oven Gas, Washer
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Has Basement	Yes
Basement	Basement Finished
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Brick, Roof Metal
Exterior Features	Balcony, Deck Covered, Deck Open, Fenced Back Yard, Porch, Rain Gutter, Shower, Sprinkler System
Lot Description	Bulkhead/Seawall, Dead End, Survey Available
Windows	Double Pane Windows
Roof	Roof Metal

School Information

Elementary	Kenwood
Middle	Pryor
High	Choctawhatchee

Additional Information

Days on Website	591
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	EXP Realty LLC
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