

\$430,000 - 7525 Kingswood Road, Southport

MLS® #992907

\$430,000

3 Bedroom, 2.00 Bathroom, 1,593 sqft

Detached Single Family on 2.76 Acres

Kirkland Manor, Southport, FL

Coming Soon. This exceptionally updated home offers major mechanical peace of mind with a six year old roof, a one and a half year old complete HVAC system with indoor air quality features, UV and new ductwork, a high efficiency water heater with mixing valve for lots of hot water, new high efficiency windows, new vinyl siding, a whole home water filtration and conditioning system, and well water for low utility costs. Inside you will find new LVP flooring with cork backing, two living areas, a redesigned kitchen with quartz counters, custom soft close cabinets, pull out pantry shelves, an antique hammered copper sink, a Samsung convection range, and RO filtration at the sink. This home offers a rare combination of upgrades and space that buyers will appreciate. Schedule your showing!

kitchen with quartz countertops, custom soft close cabinetry, pull out pantry shelving, an antique hammered copper sink, a Samsung convection range, and RO filtration at the sink. The wood burning fireplace, upgraded shower valves, and exceptional blown in and spray foam attic insulation further enhance comfort and efficiency.

Outdoor living is equally impressive. Enjoy new gutters, an expansive 32 by 29 foot covered entertaining area complete with an outdoor sink and grilling zone, and a propane fire pit on a 14 by 14 foot paver pad. The fully fenced backyard of approximately one and a half acres includes an eight foot privacy



section, drip irrigation, mature trees, and a stocked pond that is approximately 18 feet deep. The property also includes a 30 by 50 foot metal workshop with a ten inch slab, a sub panel ready for 220 volt service, GFCI wiring, and a WiFi garage door opener. Both a double gate drive through and a walk through gate provide convenient access.

With its extensive upgrades, abundant space, and thoughtful improvements, this home stands out in today's market. Schedule your showing as soon as it goes active because properties of this caliber do not last.

Built in 1994

Essential Information

MLS® #	992907
Sold Price	\$430,000
List Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	2.76
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	7525 Kingswood Road
Area	27 - Bay County
Subdivision	Kirkland Manor
City	Southport
County	Bay
State	FL
Zip Code	32409

Amenities

Amenities	TV Cable
Utilities	Electric, Private Well, Septic Tank, TV Cable
Parking	Boat, Detached, Garage Detached, Golf Cart Garage, RV Access/Parking, Garage
# of Garages	4

Interior

Appliances	Range Hood, Electric Water Heater
Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Windows	Storm Window(s)
Roof	Shake
Construction	Brick, Siding Vinyl
Foundation	Slab

School Information

Elementary	Deane Bozeman
Middle	Deane Bozeman
High	Deane Bozeman

Additional Information

Days on Website	241
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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