

\$330,000 - 113 Boyce Drive, Shalimar

MLS® #1007305

\$330,000

3 Bedroom, 2.00 Bathroom, 1,251 sqft

Detached Single Family on 0.23 Acres

CHOCTAW 1ST ADDN, Shalimar, FL

Who says you can't have it all? This 3-bedroom, 2-bath charmer is serving up style, space, and serious future potential!

Inside, you'll love the flexible floor plan featuring an additional living area that's ready to become whatever fits your lifestyle. A home office, game room, playroom, media room, workout space... you name it! The carport keeps you covered, while the major updates offer peace of mind with a 2020 roof, 2020 HVAC, and 2019 gas water heater already checked off the list.

Now let's talk about the real showstopper; the lot! With access from 1st Avenue, this property offers an incredible opportunity to build an Accessory Dwelling Unit (ADU). Whether you're envisioning a huge garage, guest house, in-law suite, private office, rental income opportunity, or the ultimate backyard retreat, the layout makes those dreams much more attainable. (Buyers should verify intended use and zoning requirements.)

There's plenty of room to entertain, expand, or simply enjoy having space to breathe. It's not just a house... it's a property with options.

Because let's be honest... homes that already have the big-ticket updates and leave room for your next big idea don't stick around for long!

Built in 1966



Essential Information

MLS® #	1007305
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,251
Acres	0.23
Year Built	1966
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	113 Boyce Drive
Area	12 - Fort Walton Beach
Subdivision	CHOCTAW 1ST ADDN
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Attached Carport, Carport

Interior

Interior Features	Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Water Heater
Heating	Central, Natural Gas, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Yard Building
Lot Description	Interior Lot, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle

Construction Foundation Off Grade, Stucco, Trim Vinyl, Trim Wood

School Information

Elementary Shalimar
Middle Meigs
High Choctawhatchee

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office ERA American Real Estate

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Listing information last updated on September 14th, 2026 at 5:07am CDT