

# \$285,000 - 113 Nw Memorial Parkway, Fort Walton Beach

MLS® #1010418

**\$285,000**

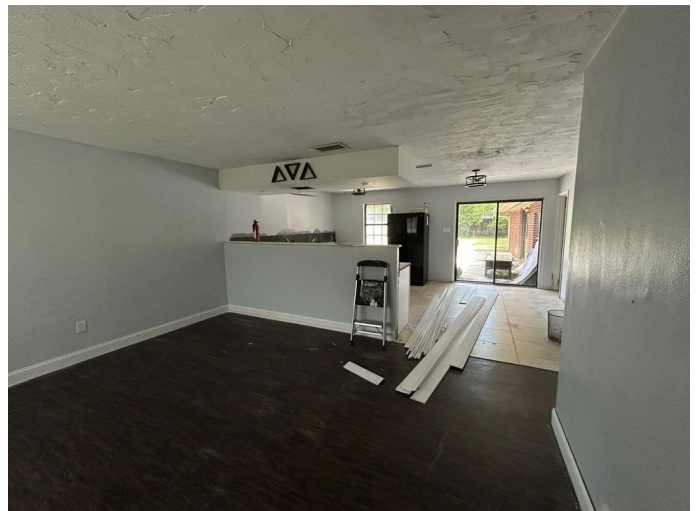
4 Bedroom, 3.00 Bathroom, 1,842 sqft  
Detached Single Family on 0.25 Acres

113 MEMORIAL PKWY NW  
FORT WALTON BEACH, FL, 32548  
1ST ADD VESTA HTSLOT 28 BLK 6, Fort  
Walton Beach, FL

**\*\*Assumable VA Loan at 2.5%! Value-Add  
Opportunity in Fort Walton Beach -- New Roof  
& New HVAC Already Done.\*\***

Solid 1958 brick home in a great FWB neighborhood, priced to reflect the cosmetic work needed inside -- a rare chance to buy well below market with the two biggest-ticket systems already replaced. **\*\*New roof and new HVAC\*\*** are done. 1,842 SF on a **\*\*0.25-acre** lot with plenty of room for a pool**\*\***. Interior needs cosmetic renovation -- cabinets, flooring, trim, paint, windows, water heater, and appliances -- making this ideal for a fix-and-flip investor or a hands-on owner-occupant. Bonus upside: adding a direct hallway entry to the primary bedroom (currently accessed through the 3rd bedroom) converts this into a **\*\*true 4-bedroom home\*\***. **\*\*Assumable VA loan at 2.5% with a ~\$225K balance\*\*** -- take over payments well below today's rates. Seller open to discussing terms on offers. Comparable renovated homes in this immediate area have sold and appraised well above their as-is condition -- buyer/buyer's agent to verify all figures. Cash or investor-friendly financing welcome. **SOLD 'AS-IS'**.

Built in 1958



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1010418                |
| Price          | \$285,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,842                  |
| Acres          | 0.25                   |
| Year Built     | 1958                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Active                 |

## Community Information

|             |                                                                                       |
|-------------|---------------------------------------------------------------------------------------|
| Address     | 113 Nw Memorial Parkway                                                               |
| Area        | 12 - Fort Walton Beach                                                                |
| Subdivision | 113 MEMORIAL PKWY NW<br>FORT WALTON BEACH, FL, 32548<br>1ST ADD VESTA HTSLOT 28 BLK 6 |
| City        | Fort Walton Beach                                                                     |
| County      | Okaloosa                                                                              |
| State       | FL                                                                                    |
| Zip Code    | 32548                                                                                 |

## Amenities

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water |
| # of Garages | 1                                                   |

## Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Pantry, Washer/Dryer Hookup |
| Appliances        | Gas Water Heater            |
| Heating           | Natural Gas, Gas - Natural  |
| Cooling           | Central Air                 |
| # of Stories      | 1                           |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                  |
|-----------------|------------------|
| Lot Description | Interior Lot     |
| Roof            | Composite Shngl  |
| Construction    | Brick, Trim Wood |
| Foundation      | Slab             |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Edwins            |
| Middle     | Bruner            |
| High       | Fort Walton Beach |

**Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

**Listing Details**

|                |          |
|----------------|----------|
| Listing Office | Lokation |
|----------------|----------|

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