

\$524,900 - 116 Wellington Road, Fort Walton Beach

MLS® #1011394

\$524,900

3 Bedroom, 2.00 Bathroom, 2,228 sqft

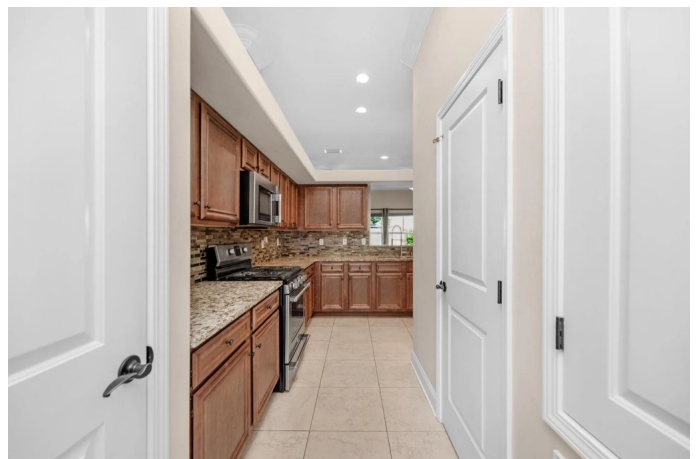
Detached Single Family on 0.25 Acres

COLONIAL ESTATES, Fort Walton Beach, FL

Some homes simply check the boxes. Others make you immediately picture your life there.

Pull up to 116 Wellington Road and you get that feeling right away. The brick exterior, welcoming front porch, and quiet residential setting create the kind of first impression that feels established, comfortable, and easy to come home to. Step inside, and the home opens into a thoughtfully designed one-story layout where everyday living feels effortless. The heart of the home is the spacious great room. Raised ceilings, crown molding, recessed lighting, and hardwood floors create an inviting setting for everything from slow mornings with coffee to evenings gathered with family and friends. There is room to spread out without losing that comfortable sense of connection.

Move into the kitchen and you'll find a space designed for someone who actually enjoys being at home. The gas range, granite countertops, maple cabinetry, stainless appliances, breakfast bar, and pantry provide both the style and functionality needed for everyday meals or entertaining. The natural flow between the kitchen, dining area, and great room means the cook never has to miss the conversation. When the day winds down, the primary suite offers a quieter place to retreat. The spacious bedroom provides plenty of room to create your own comfortable sanctuary, while the private bath features a



double vanity, garden tub, separate shower, and walk-in closet. The split-bedroom design gives additional rooms their own sense of privacy, making the home equally suited for a growing household, guests, a home office, or whatever life calls for next.

Then step outside.

The covered patio leads to a privacy-fenced backyard that gives you something increasingly valuable -- your own outdoor space. Picture weekend barbecues, kids or pets playing in the yard, or simply sitting outside at the end of the day while enjoying a little fresh air. The irrigation system and lawn pump help make maintaining the yard easier, while the covered patio gives you another place to enjoy it.

The home's practical features are just as appealing as its aesthetics. A two-car attached garage provides everyday convenience, while natural gas, a tankless gas water heater, central air, double-pane windows, and a functional laundry area add comfort and efficiency to the daily routine.

And then there's the location.

Set within Colonial Estates in the Ocean City area of Fort Walton Beach, 116 Wellington Road offers a convenient home base for enjoying everything the area has to offer. The property is positioned off Eglin Parkway with access toward the surrounding Fort Walton Beach community, while the broader area is closely connected to both Eglin Air Force Base and Hurlburt Field, making it especially appealing for military families, defense professionals, and others who want to stay connected to the region's major employment centers.

The neighborhood itself offers the feeling of an established residential community rather than

a home tucked away from everything. Daily conveniences, schools, shopping, dining, and the beaches and attractions of the Emerald Coast are all part of the lifestyle that comes with calling Fort Walton Beach home.

Maybe you're relocating to the area and want a home that feels comfortable from the moment you arrive. Maybe you're looking for a one-story layout that gives everyone their own space without unnecessary stairs. Or maybe you've simply reached the point where you want a home that feels finished, functional, and easy to enjoy.

Walk through the front door and imagine your mornings in the kitchen. Picture dinner conversations flowing into the great room. Imagine opening the back door on a beautiful Florida afternoon and stepping onto the covered patio. Think about having a private backyard, a comfortable primary suite, a practical garage, and a home designed around the way people actually live.

116 Wellington Road isn't just a place to live. It's a place to settle in, make it your own, and enjoy the everyday lifestyle that makes Fort Walton Beach such a special place to call home.

Built in 2014

Essential Information

MLS® #	1011394
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,228
Acres	0.25
Year Built	2014
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	116 Wellington Road
Area	12 - Fort Walton Beach
Subdivision	COLONIAL ESTATES
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32547

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Refrigerator, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System
Lot Description	Level, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Shingle
Construction	Brick

School Information

Elementary	Wright
Middle	Pryor
High	Choctawhatchee

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office LPT Realty LLC

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