

# **\$2,350 - 1195 Cathridge Trace, Fort Walton Beach**

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MLS® #760903

## **\$2,350**

4 Bedroom, 3.00 Bathroom, 1,709 sqft  
Single Family Residence on 0.24 Acres

NORTH RIDGE CREEK S/D, Fort Walton  
Beach, FL

AVAIL: 8/15. SEC DEP = \$2350. YARD SERVICE INCLUDED IN THE RENT! ONE SMALL DOG FRIENDLY W/ OWNERS APPROVAL & W/ A NON-REFUNDABLE PET FEE, 25 LBS OR LESS. GORGEOUS 2 STORY BRICK/STUCCO HOME! CORNER/CUL-DE-SAC LOT! Newer interior paint & carpet! Home features a split bedroom plan for extra privacy. Living room has recessed lighting, gas fireplace & vaulted ceilings. Eat in kitchen features a dining area, breakfast bar, lots of cabinetry w/ lazy Susan's, recessed lighting, pantry, garbage disposal & all stainless steel appliances in place. Master suite downstairs; bathroom has cultured marble, separate shower, whirlpool tub, double vanity sinks & a walk in closet. Inside utility room w/ shelving. 1/2 bathroom downstairs for guests. Upstairs you will find 3 bedrooms (2 w/ walk in closets) & a full bathroom. Ceiling fans in all rooms except for wet areas. Side entry 2 car garage w/ auto garage door opener, shelving & attic storage. Outside you will find a privacy fenced backyard, lawn pump & sprinkler system on timer for easy lawn care & a covered back patio w/ recessed lighting & ceiling fans great for relaxing/entertaining. Close & convenient to both bases, schools, shopping, hospital, restaurants & the beautiful white sandy beach! Sorry, no smoking allowed anywhere on the property inside or out by Tenants or guests. Tenants required to view the property in



person before applying & abide by the HOA rules. Only 2 vehicles allowed due to limited parking space.

Built in 2004

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 760903                  |
| Price          | \$2,350                 |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,709                   |
| Acres          | 0.24                    |
| Year Built     | 2004                    |
| Type           | Single Family Residence |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Active                  |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1195 Cathridge Trace   |
| Area        | 12 - Fort Walton Beach |
| Subdivision | NORTH RIDGE CREEK S/D  |
| City        | Fort Walton Beach      |
| County      | Okaloosa               |
| State       | FL                     |
| Zip Code    | 32547                  |

**Amenities**

|              |                            |
|--------------|----------------------------|
| Parking      | Garage Door Opener, Garage |
| # of Garages | 2                          |

**Interior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Fireplace, Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Microwave, Gas Water Heater                                                                                               |

|              |                             |
|--------------|-----------------------------|
| Heating      | Natural Gas                 |
| Cooling      | Central Air, Ceiling Fan(s) |
| Fireplace    | Yes                         |
| Fireplaces   | Fireplace Gas               |
| # of Stories | 2                           |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard, Lawn Pump, Sprinkler |
| Lot Description   | Corner Lot, Covenants, Cul-De-Sac  |
| Windows           | Double Pane Windows                |
| Roof              | Composite Shngl                    |
| Construction      | Siding Brick Some, Stucco, Tile    |
| Foundation        | Slab                               |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Longwood       |
| Middle     | Pryor          |
| High       | Choctawhatchee |

**Additional Information**

|        |                             |
|--------|-----------------------------|
| Zoning | County, Resid Single Family |
|--------|-----------------------------|

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Dream Team Realty of NW Florida LLC |
|----------------|-------------------------------------|

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