

\$317,900 - 12 Berwick Circle, Shalimar

MLS® #1002300

\$317,900

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Detached Single Family on 0.17 Acres

PORT DIXIE, Shalimar, FL

Here is your opportunity to own a home in highly desirable Shalimar, Florida! Only minutes from Eglin AFB and the most beautiful beaches along the Gulf Coast, this home is going to offer you the coastal lifestyle you're looking for! A classic Florida-style cottage, this home has four bedrooms and two full, recently renovated baths. Roof, Water Heater and HVAC have all been replaced within the last 5 years. The family room opens to the dining area and kitchen, making for an ideal entertaining space. The current owners use one of the bedrooms as a music room, as it is adjacent to the family room and is connected by french doors. Down the hall are the two other guest rooms, as well as a full bath. The primary bedroom is at the rear of the home, with an attached bath. Off of the dining area is a screened porch, which will see a lot of use! Then, you'll make your way out to the separate 12x12 screened room, which is home to a large hot tub! The backyard has privacy fencing--so grab your beverage of choice and dash out to enjoy a relaxing soak! (Click More . . .) Solar panels (FULLY PAID OFF) were added after the roof was replaced--so your electric bill is typically just the basic connection fee (approximately \$30/month, with a bump in Jan & Feb to approximately \$60). New sod in the front yard is thriving! Come see this gem!

Built in 1972

Essential Information



MLS® #	1002300
Price	\$317,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.17
Year Built	1972
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	12 Berwick Circle
Area	12 - Fort Walton Beach
Subdivision	PORT DIXIE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard, Hot Tub, Hurricane Shutters, Lawn Pump
Lot Description	Cul-De-Sac, Interior Lot, Level
Windows	Double Pane Windows
Roof	Composite Shngl

Construction	Frame, Siding Brick Some, Siding Vinyl, Trim Vinyl
Foundation	Slab

School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	ERA American Real Estate
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