

# \$980,000 - 1491 W Highway 98, Mary Esther

MLS® #992670

**\$980,000**

4 Bedroom, 3.00 Bathroom, 2,986 sqft

Detached Single Family on 0.44 Acres

METES & BOUNDS, Mary Esther, FL

Rare **\*\*Santa Rosa Sound waterfront opportunity\*\*** with **\*\*115 feet of waterfront\*\***, a private dock with sundeck, and a **\*\*separate 1,200 sq. ft. apartment above the garage\*\*** offering outstanding flexibility for rental income, extended family, guests, or multigenerational living. Whether you're searching for a primary residence, second home, waterfront retreat, or investment property, this home offers options that are hard to find.

The main residence features beautiful water views, a bay-window breakfast nook overlooking the Sound, tile flooring throughout, and major updates including a 2021 roof, HVAC, and plumbing, plus a new water heater in 2026. The private apartment has its own entrance, balcony, washer/dryer, HVAC, water heater, and security system, allowing it to function independently from the main home.

Additional features include a **\*\*400 sq. ft. office with separate entrance\*\***, concrete safe room, workshop, hurricane shutters, circular driveway, and abundant storage. Enjoy boating, fishing, paddleboarding, sunrises, and sunsets from your own waterfront property.

Located approximately **\*\*1.4 miles from Hurlburt Field\*\***, this property combines waterfront living, income potential, and flexible space in one unique package.



Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 992670                 |
| Price          | \$980,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,986                  |
| Acres          | 0.44                   |
| Year Built     | 1981                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1491 W Highway 98      |
| Area        | 12 - Fort Walton Beach |
| Subdivision | METES & BOUNDS         |
| City        | Mary Esther            |
| County      | Okaloosa               |
| State       | FL                     |
| Zip Code    | 32569                  |

## Amenities

|               |                             |
|---------------|-----------------------------|
| Utilities     | Public Sewer, Public Water  |
| Parking       | Oversized                   |
| # of Garages  | 2                           |
| View          | Intracoastal Waterwy, Sound |
| Is Waterfront | Yes                         |
| Waterfront    | Intracoastal Wtrwy, Sound   |
| Water View    | Intracoastal Waterwy, Sound |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Microwave, Range Hood, Electric Water Heater                                                       |
| Cooling           | Ceiling Fan(s)                                                                                                 |

# of Stories                2

## Exterior

Exterior Features    Dock, Hurricane Shutters, Lawn Pump, Sprinkler System  
Lot Description       Bulkhead/Seawall, Flood Insurance Req  
Windows               Double Pane Windows, Window Treatments, Window Bay  
Roof                     Shingle  
Construction          Concrete, Siding Vinyl, Trim Aluminum, Siding CmntFbrHrdBrd

## School Information

Elementary            Florosa  
Middle                  Bruner  
High                    Fort Walton Beach

## Additional Information

Zoning                  Resid Single Family

## Listing Details

Listing Office          ERA American Real Estate

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