

\$350,000 - 322 Nw Leah Miller Drive, Fort Walton Beach

MLS® #1010494

\$350,000

3 Bedroom, 2.00 Bathroom, 1,533 sqft

Detached Single Family on 0.19 Acres

VESTA HEIGHTS 4TH ADDN, Fort Walton Beach, FL

A Mid-Century Classic with Serious Potential in One of Fort Walton Beach's Most Desirable Locations

If you love homes with character and can recognize an opportunity when you see one, this classic mid-century split-level deserves your attention. Beautifully updated, filled with personality, and situated on a lovely lot beneath mature hardwoods, this is not another cookie-cutter house- and the price reflects an opportunity for a buyer willing and able to address known environmental and airflow concerns.

The welcoming main level features an open living, dining and kitchen area with abundant natural light. The beautifully remodeled kitchen keeps the design clean and timeless with white cabinetry and woodwork, gorgeous white quartz countertops, a deep farmhouse sink and stainless steel appliances. Updates include LVP flooring, interior doors and hardware, fully updated electrical wiring, and most recently, all-new modern, double-pane, hurricane-rated windows.

Upstairs you'll find three bedrooms with wonderful treetop views and two full bathrooms. Downstairs may be the coolest part of the house: a large, flexible bonus space that could become a fourth bedroom, home theater, game room, gym, office or



combination of uses. The laundry area is also located on this level.

Outside, mature shade trees create the a wonderful backyard retreat with an open patio, separate porch and storage building.

The property does have a known biological growth/mold condition, including visible growth in multiple areas of the home. The sellers previously completed remediation following a downstairs water leak. More recently, the home has been evaluated by a general contractor, HVAC airflow specialist and mold remediation professional regarding current conditions. Observations include negative-pressure/airflow concerns on the upper level, inadequate upstairs return-air circulation, insufficient insulation and outside humid air entering through penetration points, contributing to condensation and biological growth.

The sellers have PCS'd and have elected to price the property to reflect its current condition rather than undertake additional remediation and building-envelope/HVAC improvements themselves.

For the buyer with the resources and ability to take on the needed work, this represents an unusual opportunity to own a truly distinctive Fort Walton Beach home at a price that recognizes the work ahead. The architecture is fantastic. The major cosmetic transformation has already been done. The electrical has been updated. The windows are new. What remains is an opportunity for the next owner to address the home's environmental and airflow issues properly and complete the transformation.

Bring your contractor, bring your vision, and take a serious look at the potential here.

Property is being sold in its current condition with known biological growth/mold and related airflow/building-envelope concerns. Buyers are encouraged to perform all inspections and obtain independent professional evaluations appropriate to their needs.

Built in 1964

Essential Information

MLS® #	1010494
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,533
Acres	0.19
Year Built	1964
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Split Level
Status	Active

Community Information

Address	322 Nw Leah Miller Drive
Area	12 - Fort Walton Beach
Subdivision	VESTA HEIGHTS 4TH ADDN
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32548

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Washer/Dryer Hookup
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Appliances	Cooktop, Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Yard Building
Lot Description	Easements, Interior Lot
Roof	Shingle
Construction	Siding Vinyl

School Information

Elementary	Edwins
Middle	Bruner
High	Fort Walton Beach

Additional Information

Zoning	City, Resid Single Family
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Listing Details

Listing Office	Back Stage Realty
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