

\$585,000 - 34 Meigs Drive A & B, Shalimar

MLS® #1006953

\$585,000

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Townhouse on 0.55 Acres

Port Dixie, Shalimar, FL

Motivated Seller! Do Not disturb tenants!
Zoned Suburban Residential with multi-family development potential for triplex or fourplex construction. Fully Rented -Duplex with 2-bedroom, 2 full-bath units with spectacular views of Lake Vivian/Lake Clyde, the Choctawhatchee Bay, and Okaloosa Island on the horizon. New Roof completed in 2018. Unit A has a large screened-in porch with spectacular views of the lake. Unit A was completely remodeled in 2018, right down to the studs, with upgraded flooring, walls, updated appliances, new fixtures, and a newly replaced HVAC in 2017. Unit B features remodeled bathrooms, including an easy-access walk-in shower. Additional improvements include a new oven (2016), new water heater (2021), new HVAC system (July 2022), updated appliances, and LVP new flooring. A new 150-foot sewer line was installed on 4/2023. The County completed a project that elevated Meigs Drive in front of the property to improve drainage. Buyer to verify all measurements.

Built in 1973

Essential Information

MLS® #	1006953
Price	\$585,000
Bedrooms	4
Bathrooms	4.00



Full Baths	4
Square Footage	1,760
Acres	0.55
Year Built	1973
Type	Townhouse
Sub-Type	Townhouse
Style	Duplex
Status	Active

Community Information

Address	34 Meigs Drive A & B
Area	12 - Fort Walton Beach
Subdivision	Port Dixie
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Community Sewer, Electric, Gas - Natural, Private Well, Public Water, TV Cable
View	Bay, Lake
Water View	Bay, Lake

Interior

Interior Features	Newly Painted, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Lawn Pump
Lot Description	Within 1/2 Mile to Water, Wooded
Windows	Window Treatments
Roof	Composite Shngl
Construction	Brick, Siding Brick Front, Siding Vinyl, Trim Vinyl
Foundation	Slab

School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Zoning	Resid Multi-Family, Resid Single Family
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Listing Details

Listing Office	Lokation
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