

\$199,850 - 44 Berwick Circle 2, Shalimar

MLS® #1009900

\$199,850

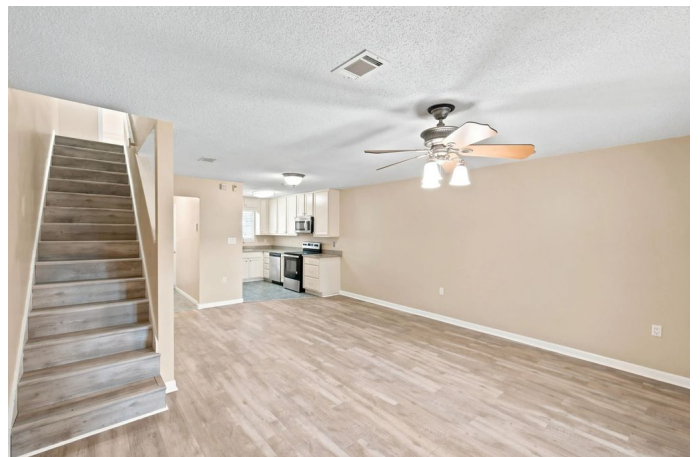
2 Bedroom, 2.00 Bathroom, 1,054 sqft

Townhouse on 0.07 Acres

PORT DIXIE, Shalimar, FL

Great Location with NO HOA FEES in the Heart of Shalimar! Welcome to this affordable townhome tucked away in a quiet, dead-end area of Shalimar, offering a comfortable layout, stylish updates, and a convenient location close to everything the Emerald Coast has to offer. Step inside to find newer luxury vinyl plank (LVP) flooring flowing throughout the home, providing a fresh, modern look that's both durable and easy to maintain. The kitchen features floor to ceiling cabinetry, granite countertops, stainless steel appliances, and plenty of workspace, making it ideal for everyday meals and entertaining. The main level also includes a convenient half bath with a classic pedestal sink. French doors off the living room lead to a tiled back patio and private, fenced backyard with a storage closet with washer/dryer hookups for convenience. This is a great spot for relaxing, entertaining, pets, or enjoying the Florida sunshine. Upstairs, you'll find the bedrooms along with an updated Hollywood shared bathroom featuring brand new vanities and attractive tile finishes. The master bedroom offers an added bonus, a private balcony perfect for enjoying a little fresh air and quiet time. For additional peace of mind, the seller will have a new roof installed with an acceptable offer.

Conveniently located just 5 minutes from Eglin Air Force Base and only minutes from shopping, dining, and the Emerald Coast's beautiful beaches. Enjoy being just minutes from Meigs Park and Choctawhatchee Bay,



This townhome offers an excellent combination of location, affordability, and low-maintenance living. Whether you're searching for your first home, PCSing to the area, downsizing, or looking for an investment opportunity, this Shalimar townhome is one you'll want to see!

Built in 1980

Essential Information

MLS® #	1009900
Price	\$199,850
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,054
Acres	0.07
Year Built	1980
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	44 Berwick Circle 2
Area	12 - Fort Walton Beach
Subdivision	PORT DIXIE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Public Sewer, Public Water
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Interior

Interior Features	Pantry
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Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Lawn Pump
Lot Description	Dead End, Interior Lot, Level
Windows	Window Treatments
Roof	Shingle
Construction	Wood Siding

School Information

Elementary	Shalimar
Middle	Meigs
High	Fort Walton Beach

Additional Information

Zoning	City
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Listing Details

Listing Office	Coldwell Banker Realty
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