

# \$199,900 - 4444 Sundance Way, Holt

MLS® #990418

**\$199,900**

3 Bedroom, 3.00 Bathroom, 2,422 sqft

Detached Single Family on 2.16 Acres

NO RECORDED SUBDIVISION, Holt, FL

BACK ON THE MARKET, NO FAULT OF THE SELLER! NOW OFFERED AT \$199,900! CASH OFFERS WELCOME!

4444 Sundance Way in Holt offers a rare opportunity to own over 2 acres with frontage on Blue Lake in the peaceful Yellow River Valley. With a significant price improvement, this property is positioned for an investor, builder, or buyer ready to take on a renovation and unlock its potential.

The home offers 2,422 square feet with 3 bedrooms and 3 bathrooms and sits on a 1.08-acre parcel with an additional adjoining 1.08-acre parcel included in the sale, for approximately 2.16 acres total.

Surrounded by mature natural landscape and tucked away from the hustle, the property offers privacy, acreage, and the potential for beautiful water views with selective clearing. A pole barn provides additional utility, while the amount of land creates plenty of room to reimagine the property as a private retreat, investment, or full-time residence.

This is a renovation property and is priced accordingly. Known needs include a new roof, HVAC system, interior and exterior renovations, and evaluation of the well and septic systems. The property is being sold strictly As-Is, and the seller will make no repairs.



Sundance Way is a dirt/sand road and 4WD access may be necessary, particularly following heavy rain.

Cash buyers only. This property is not suitable for conventional financing. Buyers are encouraged to complete all desired inspections and due diligence prior to closing.

For the buyer who see Cash buyers only. Situated on over 2 acres in Holt, FL, this 3BR/3BA home offers 2,422 sq ft and strong potential for renovation or investment. Sale includes an additional adjoining parcel, providing added space and flexibility. Property requires a new roof, HVAC, and full interior and exterior updates, along with inspections of the well and septic. Survey will be needed. Sundance Way is a dirt/sand road and may require 4WD after heavy rain. Ideal for investors or buyers seeking a project with acreage and long-term upside. Property sold as-is. Buyers to perform all due diligence. Schedule your showing today.

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 990418                 |
| Price          | \$199,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,422                  |
| Acres          | 2.16                   |
| Year Built     | 1980                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4444 Sundance Way       |
| Area        | 25 - Crestview Area     |
| Subdivision | NO RECORDED SUBDIVISION |
| City        | Holt                    |
| County      | Okaloosa                |
| State       | FL                      |
| Zip Code    | 32564                   |

## Amenities

|               |                                     |
|---------------|-------------------------------------|
| Utilities     | Electric, Private Well, Septic Tank |
| View          | Creek/Stream, Pond                  |
| Is Waterfront | Yes                                 |
| Waterfront    | Creek, Pond                         |
| Water View    | Creek/Stream, Pond                  |

## Interior

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 1           |

## Exterior

|              |       |
|--------------|-------|
| Construction | Brick |
|--------------|-------|

## School Information

|            |       |
|------------|-------|
| Elementary | Baker |
| Middle     | Baker |
| High       | Baker |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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