

\$1,300,000 - 640 W Sunset Boulevard, Fort Walton Beach

MLS® #993867

\$1,300,000

5 Bedroom, 5.00 Bathroom, 4,228 sqft
Detached Single Family on 0.66 Acres

SUNSET STRIP, Fort Walton Beach, FL

New Roof 2021! Experience exceptional waterfront living on this rare deep-water property, perfectly positioned on a spacious 0.66-acre lot. This all-brick residence, complete with a separate guest carriage house, offers breathtaking water views, direct Gulf access, and an unbeatable location just minutes from shopping, dining, VPS Airport, Fort Walton Beach Medical Center, Hurlburt Field, and Eglin Air Force Base. Thoughtfully updated, recent improvements include a new boat lift and ski lifts, fresh interior paint, a tankless water heater, updated lighting, new landscaping, and newly constructed stairs for both the rear deck and carriage house. The home was completely renovated in 2006, taken down to the studs and rebuilt with new plumbing, electrical systems, and high-quality finishes throughout. The main home features three bedrooms and two-and-a-half baths on the upper level. The lower level provides additional living space with a fourth bedroom, full bath, expansive family room, and a cozy wood-burning fireplace. Above the garage, the private carriage house offers a one-bedroom, one-bath layout complete with a living room and full kitchen, making it ideal for guests, extended family, or rental opportunities. Combining deep-water access, expansive outdoor space, and a beautifully maintained interior, this remarkable property embodies the very best of waterfront living. while the lower



level includes an additional bedroom, full bath, spacious living room and wood burning fireplace. Above the garage you'll find a 1 bed/1 bath carriage house with living room and full kitchen. With its deep-water access, expansive grounds and beautifully maintained interior, this property captures the essence of waterfront living at its finest.

Built in 2000

Essential Information

MLS® #	993867
Price	\$1,300,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,228
Acres	0.66
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	640 W Sunset Boulevard
Area	12 - Fort Walton Beach
Subdivision	SUNSET STRIP
City	Fort Walton Beach
County	Okaloosa
State	FL
Zip Code	32547

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Detached
# of Garages	2

View	Bayou
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted, Natural Woodwork
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Range Hood, Refrigerator
Heating	Central, Natural Gas, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony, Boat Slip, Boatlift, Columns, Dock, Separate Living Area
Lot Description	Bulkhead/Seawall, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Shingle
Construction	Frame, Brick
Foundation	Slab

School Information

Elementary	Wright
Middle	Pryor
High	Choctawhatchee

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Legendary Realty LLC
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