

\$349,900 - 6450 Amanda Court, Crestview

MLS® #1013095

\$349,900

3 Bedroom, 2.00 Bathroom, 2,164 sqft

Detached Single Family on 0.34 Acres

LAKE ARTHUR EST PH I, Crestview, FL

ASSUMABLE LOAN AT 2.625% FOR
QUALIFIED VA BUYERS WITH A LOW GAP
AMOUNT! (Approx. Loan Balance: \$322k |
Monthly Payment: \$1,906)

Welcome to this custom-built, all-brick masterpiece situated on a prime corner lot in the highly desirable Lake Arthur Estates! Offering 3 spacious bedrooms, 2 full bathrooms, and 2,164 sq. ft. of thoughtfully designed living space, this move-in-ready home seamlessly blends classic craftsmanship with modern updates. Step through the upgraded front door into an expansive open-concept floor plan accented by warm tile flooring, double ceiling fans, fresh interior paint (Sept 2026), and crown molding throughout. At the heart of the home, the light-filled kitchen features custom cabinetry, granite countertops, under-cabinet lighting, stainless steel appliances (updated 2024), and a large center island built for gathering. The smart split-bedroom layout places all-new plush carpet in the bedrooms (Feb 2026) and offers a private, oversized primary retreat that easily accommodates large furniture. Its spa-like ensuite bath boasts double vanities, a dedicated sitting vanity, a custom tiled walk-in shower, and an expansive walk-in closet. French doors off the living room lead to a fully enclosed, screened porch (added 2022) that opens onto an extended rear deck--ideal for outdoor entertaining and quiet relaxation. The property also comes equipped with an



additional dedicated power pole for convenient RV or camper hookups. Every detail of this home offers complete peace of mind, featuring an HVAC system recently inspected with a filled gas tank (2025), a professionally cleaned septic system (2024), and an HOA pre-paid through January 2027. Schedule your private tour today!

Built in 2015

Essential Information

MLS® #	1013095
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,164
Acres	0.34
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	6450 Amanda Court
Area	25 - Crestview Area
Subdivision	LAKE ARTHUR EST PH I
City	Crestview
County	Okaloosa
State	FL
Zip Code	32536

Amenities

Utilities	Electric, Gas - Propane, Public Water, Septic Tank, TV Cable
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Crown Molding, Kitchen Island, Newly Painted, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Whole House Fan
# of Stories	1

Exterior

Lot Description	Corner Lot, Covenants, Restrictions, Sidewalk
Windows	Window Treatments
Roof	Shingle
Construction	Brick, Trim Vinyl

School Information

Elementary	Bob Sikes
Middle	Davidson
High	Crestview

Additional Information

Zoning	County, Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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