

\$2,699,000 - 759 Blvd Of The Champions, Shalimar

MLS® #1008259

\$2,699,000

7 Bedroom, 7.00 Bathroom, 6,848 sqft

Detached Single Family on 0.85 Acres

BLACK POINTE, Shalimar, FL

Welcome to Black Pointe, an exclusive gated private island with only seven waterfront estates. Properties on Black Pointe rarely become available, making this an exceptional opportunity to own one of the Emerald Coast's most exclusive private waterfront estates. Situated on approximately 0.85 acres, this extraordinary custom-built residence offers 6,848 square feet of primary living space plus approximately 2,100 square feet of heated and cooled lower-level living area, providing nearly 9,000 square feet of climate-controlled space. The additional heated and cooled lower level offers exceptional flexibility for a fitness room, workshop, guest accommodations, recreation, hobbies, and abundant storage. A rare combination of approximately 105 feet of Choctawhatchee Bay frontage and 125 feet of protected canal frontage provides breathtaking open-water views, secure dockage, and additional space for future floating docks or personal watercraft. Designed to maximize panoramic waterfront views and effortless indoor-outdoor living, the home showcases a grand foyer, soaring ceilings, rich hardwood flooring, quality custom millwork, an elevator servicing all levels, multiple fireplaces, expansive covered verandas overlooking Choctawhatchee Bay. The chef's kitchen features premium stainless-steel appliances, granite countertops, custom cabinetry and generous prep space, opening to spacious living and dining areas overlooking the bay. The waterfront primary suite offers a private



balcony, panoramic bay views, dual walk-in closets, and a luxurious bath featuring a steam shower and jetted tub.

The thoughtfully designed floor plan includes seven bedrooms, six full baths, and one half bath. The main residence features six bedrooms, five full baths, and one half bath, while a private one-bedroom, one-bath guest suite located off the three-car garage provides exceptional flexibility for extended family, guests, multigenerational living, or a private home office. Additional living spaces include an executive office, multiple gathering areas, a heated and cooled fitness room, workshop, and abundant storage.

Outdoor amenities include a waterfront pool, expansive covered verandas, a generous backyard overlooking Choctawhatchee Bay, and a private dock with covered boat lift. Enjoy direct boating access with approximately a 10-minute boat ride to Crab Island and approximately 15 minutes to Destin Harbor and the Gulf of America, making this an exceptional property for boating, fishing, paddleboarding, and waterfront entertaining.

Built with quality and longevity in mind, the home includes a full residential fire sprinkler system supported by a dedicated 2-inch water service, reflecting the exceptional level of construction and attention to detail throughout the property.

Whether hosting family gatherings, entertaining on the bay, or enjoying a sunset cruise, this exceptional estate offers a waterfront lifestyle that is truly second to none.

This is a rare opportunity to own one of the Emerald Coast's premier waterfront estates, where timeless architecture, quality craftsmanship, and exceptional boating

combine to create a true legacy property. With only seven homes on the gated private island of Black Pointe, opportunities to own within this exclusive waterfront community are exceptionally rare.

Built in 1998

Essential Information

MLS® #	1008259
Price	\$2,699,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,848
Acres	0.85
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	759 Blvd Of The Champions
Area	12 - Fort Walton Beach
Subdivision	BLACK POINTE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage
# of Garages	3
View	Bay
Is Waterfront	Yes

Waterfront	Bay, Canal Access
Water View	Bay

Interior

Interior Features	Central Vacuum, Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace 2+, In-Law Floorplan, Kitchen Island, Lock Out, Split Bedroom, Woodwork Painted
Appliances	Dishwasher, Microwave, Double Oven, Range Hood, Refrigerator
Heating	Heat Pump, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony, Dock, Hot Tub, Pool - Vinyl Liner
Lot Description	Dead End, Level
Windows	Plantation Shutters, Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	LPT Realty LLC
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