

\$2,950,000 - 781 Boulevard Of The Champions, Shalimar

MLS® #1010178

\$2,950,000

6 Bedroom, 8.00 Bathroom, 5,600 sqft
Detached Single Family on 0.36 Acres

LAKE POINTE, Shalimar, FL

Welcome to 781 Boulevard Of The Champions, a water-front estate situated in the exclusive Lake Pointe subdivision of Shalimar. This home has won multiple Eco-Friendly Home Awards including Solar Panels. Designed to capture coastal lifestyle at its finest, this 5,600 SF residence blends grand Mediterranean-inspired architecture with outdoor living. From sunset views over the water to an expansive multi-level layout tailored for entertaining, every square foot of this property emphasizes comfort, luxury and coastal charm. Featuring a Gourmet Chef's Kitchen & Wet Bar w/Dual Island Configuration, Custom Cabinetry & Accents, Breakfast Bar Seating and Entertainment Bar. Open-Concept Design w/ Earth-toned natural slate tile flooring spans the entire main level, paired with classic crown molding, recessed lighting and crisp white architectural columns. Sunken tray ceilings anchored by dark wood ceiling fans define both the living and kitchen spaces. Wall-to-wall picturesque windows and glass French doors fill the space with natural sunlight while framing views of the water. Outside lays a resort-style heated pool, double-decker covered outdoor terraces featuring wrought-iron railings, stone columns and recessed lighting--providing covered outdoor seating on multiple levels. Dedicated shaded pergola lounge area set adjacent to the pool, surrounded by mature fruit trees, lush



greenery and perimeter security fencing along the water's edge. The house has an additional 2K SF heating/cooled space for development. This home is built with Concrete and Steel to withstand 250 mph winds. Coastal Lifestyle at Its Finest!

Built in 2014

Essential Information

MLS® #	1010178
Price	\$2,950,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	5,600
Acres	0.36
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	781 Boulevard Of The Champions
Area	12 - Fort Walton Beach
Subdivision	LAKE POINTE
City	Shalimar
County	Okaloosa
State	FL
Zip Code	32579

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Boat, Attached Carport, Oversized
# of Garages	3
View	Bay, Intracoastal Waterwy
Is Waterfront	Yes

Waterfront	Bay, Intracoastal Wtrwy
Water View	Bay, Intracoastal Waterwy
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Track Lighting, Newly Painted, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Natural Woodwork
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater
Heating	Heat Pump, Solar, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Boat Slip, Boatlift, Columns, Dock, Private Yard, Lawn Pump, Pavillion/Gazebo, Pool - Gunite Concrtr, Pool - House, Outdoor Shower, Sprinkler System, Yard Building, Separate Living Area, Outdoor Kitchen
Lot Description	Bulkhead/Seawall, Dead End, Survey Available, Within 1/2 Mile to Water
Windows	Tinted Windows, Skylight(s), Window Treatments, Window Bay
Roof	Concrete, Slate
Construction	Block, Concrete, Foundation Stilts, ICFs (Insulated Concrete Forms), Roof Solar Energy, Stucco, Steel Frame
Foundation	Foundation On Piling

School Information

Elementary	Shalimar
Middle	Meigs
High	Choctawhatchee

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office

1st Class Real Estate Lanier Group

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