

2019

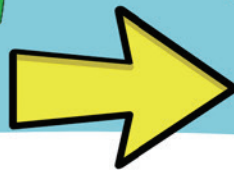
GRINCH GLOW RIDE



Livin' Right
Real Estate
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Happy Holidays



All I Want For Christmas
Is to Downsize!

The CondoLife | 5 Step Strategy to Downsize
Grinch Glow Ride



Come Ride Into The Holiday Season With Us!

Livin' Right Grinch Glow Ride



At 102 Buck Drive NE Fort Walton Beach
The Grinch is back!! We need your
help again to chase him away from
Christmas with your kids through
Ferry Park! There will be refresh-
ments at the Livin' Right office and
Free pictures with santa



December 5, 5:30-7:30pm

Contents

5 Downsize to the CondoLife

"Honey, I just want to live in a place where I can walk out, turn the key and leave! Let's get a condo and then go travel." Have you heard these words or are you saying this? If so, then this issue is great for you! Here we will give you pointers to consider about downsizing to a non-vacation rental condo.

8 Sides Moreno Point West

Sides Moreno has arguably the most unbelievable set of views in the area, and it also has large units and great convenience for access to Destin's backroads and being walkable to lots of activities, restaurants, and fun.

10 Destin Yacht Club

The Destin Yacht Club is one of the original non-rental buildings in Destin and it is still great for good reason. It has the best large yacht marina in the area, and the association has just reinvested to make their owners amenities first rate.

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Sailwatch Landing in downtown Fort Walton Beach is a gem with it's walkability factor to all the restaurants, bars and festivities in downtown combined with being the closest building to downtown that also has individual garages for its owners.

14 The Presidio Yacht Club

The Presidio Yacht Club was built to minimize the feel of being in a condo. These units are based on pie shaped floorplans and not squares and rectangles, and they also have incredible owners amenities from a movie theater to a guest condo available for owner's use.

16 5 Step Strategy for Downsizing

So now you have decided that you want to make the leap! What next? Here is a 5 step strategy to help you get your life in order and prepare for the next journey in your life!



The CondoLife

Running a big house is time consuming and tough, and choosing the right condo to switch to can make all the difference in easing the transition.

In our world, there is not a much more stressful place to be in than the couple who has lived in the same home for 20+ years and then decides it is time to downsize. For many it is hard to let go of many of the sentimental items they have either inherited or picked up over the course of their lives and the home many times seems like a part of the family as well. However, the yardwork, roof, caulking, painting, pressure washing, etc eventually becomes undesirable, and they decide that they really just want their time more than their things. But the purge to move out is really just the beginning.

The adjustment to condo life can be just as if not more difficult if you are not prepared for it, and that is

where we come in to help guide you to a condo that fits your desires, needs, and lifestyle. Here we are going to breakdown the considerations for condo decision making into three areas and then feature a few non-rental condos in the area in the following articles

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First, the biggest difference between a condo designed for vacation rentals and condos designed for no rental is their functionality. A vacation rental condo design has the goal of maximizing the number of people for the smallest space possible without it feeling too clausterphobic for a week-long stay. This translates into smaller rooms, smaller closets, smaller kitchens, and less storage.

Our experience is that the biggest challenge in the downsize is the smaller closets, rooms and storage. So in evaluating places to live be sure to have an idea of how big of a closet you really need as well as decide if you are bringing your furniture with you or not. If you decide you want to take your bedroom set or other, then it is important to bring a measuring tape and look at how the furniture would go into the room vs how it went into the room at your house. You'll find that sometimes big pieces of furniture will not make the tighter turns

into the rooms off some hallways. The great part is that most of the non-rental buildings have big rooms and big closets, so you may not have to be cleansed of all your belongings.

The part of your house that you will not have is an attic and a garage for most complexes. This means Christmas decorations and other once a year type of items need a place to be stored. The non-rental building designs are usually great at adding storage units for each condo and some have those units conveniently placed on the same floor as the condo, but it is still a great deal less space than the combination of your attic, garage, and other closets at home. A rarer condo complex has individual garages for each condo. The individual garages vs a covered parking garage is an incredible asset for additional storage. The complexes with individual garages are our favorite for easing the transition between a house to a condo.

The non-rental condominiums also, generally, do a great job with making living spaces large and open, good size kitchens (although hardly ever see gas appliances), and they decrease the “shoebox” feeling by having 10ft ceilings, large balconies, and variations of floorplans and staggering layouts for privacy and end unit feel.

Once you have taken a hard look at the functionality of your future living space and how your life will fit into it, then the next consideration is to compare the amenities between condo’s. Nearly all of them have pools, but some have heated pools and jacuzzies. A lot of the non-rental buildings will have exercise rooms

and community use rooms for bigger parties. Some complexes have mini-movie theaters. A really nice feature that a few have is a guest condo that is owned by the COA (condo owners association) and can be reserved by unit owners for friends and family to come and visit. Some units have tennis, basketball or other outdoor activity spaces. Some have areas for paddleboard and kayak storage onsite. Finally, some complexes have open boatslips owned by the COA that can be reserved by owners or used to on/offload guests over the weekend as well as limited time boat trailer parking. However, all of these amenities come with a price that is reflected in the COA dues.

COA dues should also be looked at to first decide if the monthly cost



is within the fixed budget you want to be spending, and then you can look at what all it covers. COA's are required to reserve for things like painting and the roof, but they are also supposed to reserve for any capital improvement owned by the COA, which could be a pool, pavillion, parking lot, etc. Docks are usually governed by their own association and separate associated fee. The key to look for is that while COA's are required to reserve by law, the COA board can vote to defer or not fund those reserves. That is confusing, but the point is to look at the reserves and the improvements and then see if there is a big improvement that is not being reserved for as that could lead to a large special assessment in the future.

Finally, there are always the intangible

considerations of community, location, access, and the reason we all consider this in the first place... the view. In a condo, you are buying into a community of people. It is important to find out what that community is like and if it is what you want as far as sociability or other. The area around the complex can be a deciding factor between places. What can you walk to? Are there things to do close by? Where are the shops and restaurants you like to frequent? As one ages access becomes more of a critical element. Does the complex have access to a traffic light or do you risk crossing a busy highway to go the opposite direction? Finally, pick your view. Do you want an endless horizon over the Gulf but not have any night activity or do you like to see the lights reflecting and watch the flurry of boats pass to and fro.

We hope that giving thought to these various aspects discussed will allow you to have greater confidence in your decision to downsize, and, as always, we would be honored to help guide you through this process and help you find the right fit! The following articles review particular non-rental condos for reference. Call us for a free, no obligation consultation to discuss your situation and how you can be better Livin Right!



Photos by Tim Kramer

Sides Moreno Point West

Destin, FL

The Sides Moreno is located North of Hwy 98 on Calhoun Dr at the foot of the Destin Bridge. The overarching selling point of this property is it's view. The property looks at all of Crab Island, the Destin Bridge, the East Pass, Destin Harbor, and the Choctawhatchee Bay on the north side. Being on the point gives a great view in nearly every direction, and this is the perfect spot for someone who always "wants something to look at." Watching the flurry of boats, dolphins, fish running through the pass, occasional manatee, all the fireworks straight off the balcony, and more make this the most interesting view amongst non-rental condos.

The units boast of large spaces ranging from 2200sqft to 2800 sqft (penthouses) with 10 foot ceilings, enormous master bedrooms, walk-in closets, large bathrooms, and good sized kitchens. Each unit gets one covered parking space below the building, and there is ample parking for additional vehicles. The property also allows for weekend trailer or RV parking. Almost the entire property fronts the water, and the steps in and out along with paddleboard racks make launching paddleboards and other small boats a breeze. Or, alternatively, the property has an onsite marina and many of the units come with boatslips. The marina has it's own association and the slip owners can sell their slip to another condo owner.

The property is gated, and it is situated between Dewey Destin's on the Bay and McGuires meaning you'll never be able to complain about not getting good

food, and you can walk across the street to the Harborwalk for any festivity, band or other revelry imaginable. The City of Destin has also widened the sidewalks around the neighborhood making running and walking in this area great, and the City has some big waterfront parks here too. Finally, with the property already being on the north side of 98, the access in and out to a traffic light or access via the backroads to the grocery store and everything else much easier in

the Destin Summer traffic!

With the exception of not having a garage, this property is one of our favorites due to the exceptional views, larger master bedrooms, and incredible ease of access in a very congested place at times to many different activities, restaurants, and amenities.

Available! Sides Unit 603. Shown in photos. Comes with a boatslip. \$659,000. Call us to set a viewing appointment!





Destin Yacht Club

Destin, FL

Destin Yacht Club (DYC) is one of the original non-rental condos in Destin and sits directly on the harborfront and is well known for its marina capable of holding large yachts and sportfishing boats.

DYC condos are spacious and are mostly set up as two bedroom units in the center and 3 bedroom units on the ends. The living spaces, especially on the ends, feel very open and modern even though the units were built many years ago due to their open and split floorplans and the large wall of windows on the side of the living/dining area that let the light flow in.

Many old-timers probably remember the original Harry T's, Destin Chops, and other restaurants that occupied the bottom floor of this complex over the years. However, the owners came together and decided to make the complex more amenable to the modern buyer, and they undertook an incredible and extensive makeover of these spaces to turn it into some of the nicest owner's amenities on the market. These amenities include indoor and outdoor bars, state of the art exercise area, a pool table area and other common space.

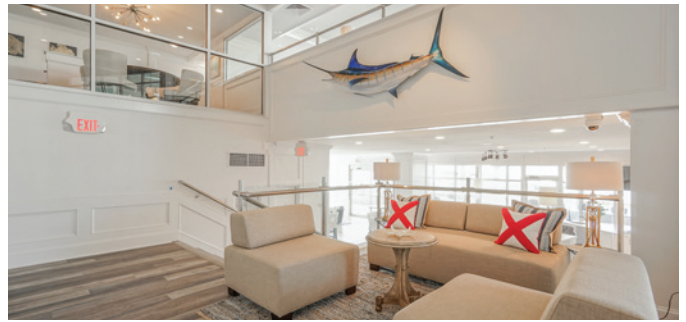
While these units do not have garages or covered parking, they do have a covered drop-off area for groceries or in the rain. The community also has installed a gate in its parking lot ensuring that the surging number of people visiting the Harborwalk will not impede the owners use and enjoyment of their complex.



The views of this complex are also beautiful looking across a wide area of the harbor to Holiday Isle and views of the Gulf and East Pass beyond. However, the excitement and energy of the Harborwalk are a great draw for the more active community as DYC sits at the far east extremity of the connected harborwalk docks, and everything you could want for restaurants, night life, festivals and other activities is all right out your back door, yet being the

the quieter East end ensures that it is not intrusive to the quiet enjoyment of the condo. This longtime Destin favorite with an incredible condo social community has breathed new life into its facility, and being on the harborwalk with a great large boat, protected marina put it on our list as a local favorite.

Available! DYC Unit A205. Shown in photos. Overlooks the Pool. \$659,000. Call us to set a viewing appointment!



Sailwatch Landing

Fort Walton Beach, FL

Sailwatch Landing quietly blends into the bohemian vibe that downtown Fort Walton Beach has created over the last 10-15 years. This well-maintained complex is a gated community that sits behind an office building giving it both a greater sense of peace and quiet from the activity of Brooks St and Hwy 98 out front. Yet the complex is close enough to really consider it still “walkable” for everything downtown.

The units were laid out with privacy in mind with only 3 units per floor and the units are staggered so that each unit actually is or feels like an end unit with one side of the extra long balcony not shared with a neighbor. This also creates wider views for each unit as well.

Inside the condos, they have his and her closets in the master, large bathrooms and great, wide open living spaces. The living spaces also have a rarity in that they all have gas fireplaces as well! The top floor units have 10ft ceilings and the others have 9ft ceilings making them feel more open as well.

The amenities of the condo are incredible for storage with both extra long, private, one car garages for each unit as well as an interior heated/cooled storage unit for each condo as well. The garage in the complex downtown is what made this condo stand out for us in downtown Fort Walton as it certainly makes the transition to the condo life a lot easier both for storage and the “feel” of coming home. The condo also has a small exercise room, pool overlooking the intracoastal waterway, an open

boatslip in the condo’s marina for common usage and a great boardwalk and waterfront dining pavilion.

With only 3 units per floor and two buildings, the community here is pretty close knit. They regularly enjoy the many fireworks shows that can be seen from the units as well as enjoy getting together to go have coffee downtown at Maas, a beer at the Boardroom, catch a movie at the newly renovated Suds n Cinema or catch a nice dinner at Giovanni’s Bistro,

Ali’s Bistro or Magnolia Grill. We love the privacy, home-like feel, and access to all that makes this the closest thing to “city-living” that you’ll find in our small beach town communities.

Our Listed Unit shown in the photos went under contract, but there is one more available unit here! Call us to set up an appointment to show you this fabulous complex with private garages!





The Presidio

Fort Walton Beach, FL

The Presidio exudes grandness and the views, especially, on the upper floors do not disappoint.

This complex is the tallest building in Fort Walton at 18 stories, and it was built with affluent owners in mind. There are several different floor plans as the units are staggered and angled in order to take advantage of wider angle views. Most of the floorplans are laid out somewhat symmetrically and with some traditional home features such as a foyer entrance with trey ceilings and a chandelier to greet you upon opening the door. The guest bedrooms are to either side and then it opens up to a wide pie shaped living area, which also takes away much of the “shoebox” feel that people complain about in condo’s. The ceilings in the units are 9ft with 10 ft treys, and most have enormous balconies. The masters all have large master baths and walk-in closets.

The complex as an incredible array of amenities. Our favorite amenity of the building is that the hallways leading from the elevators to the units are enclosed and heated/cooled. This is really nice when the winter storms with strong north winds come around. However, it does make the windows for the guest bedrooms look into a hallway. That aside, the Presidio boasts covered parking spaces, a nice exercise room, a movie theater, a raised pool and pool deck overlooking the intracoastal, a large marina with big boat access, large storage units outside of and on the same floor as each unit, and another favorite is the guest condo suite that is owned by the COA and can be reserved only by

unit owners for their family and guests to come visit.

The awe-inspiring views looking from this complex over the intracoastal, over Okaloosa Island, and out to the Gulf of Mexico and beyond along with the long list of amenities make this a local favorite for affluent people in our area to venture to, and while the large number of units make it seem less personal, it also decreases the HOA dues and the community still does a good job of trying to put together events for

people to get to know one another. The larger number of units also brings the HOA COA fees down to a very reasonable number for the amount of amenities the complex provides to its owners.

Available! There are multiple units available in this complex. Call us to set up an appointment to view!





5 Step Strategy for Downsizing

5 Step Strategy for Downsizing Your Home

In our “bigger is better” culture, there’s an expectation that each home should be larger and grander than the last. But life changes like divorce, kids leaving for college, or even the simple act of growing older can prompt us to find a smaller home that better suits our shifting needs and lifestyle.

In fact, the advantages of downsizing are being increasingly recognized. A “tiny house movement” has gained passionate advocates who appreciate the benefits of living simply at any age and stage of life. Not only does a smaller home typically cost less, it also takes less time and effort to maintain.¹

Whatever your reasons are for downsizing, the process can seem overwhelming. That’s why we’ve outlined five steps to guide you on your journey. And in the end, we hope you’ll find that less is more ... more comfort, more security, and more time and energy to spend on the activities and the people that you love.

5 STEPS TO DOWNSIZING SUCCESS

1. Determine Your Goals and Limitations

The first step is to figure out your goals for your new living environment. Do you want to live closer to family? Are you hoping to cut down on home maintenance? Are you looking for a community with certain amenities?

You should also consider any limitations that will impact the home you choose. For example, are stairs an issue? Do you need access to medical care? In the case of divorce, are there child-custody issues you need to take into account?

Estimate how long you plan to stay in

your new home. Do you expect your needs to change during that time?

Make a “wish list” of features and prioritize them from most to least important. If you’d like any assistance with this process, give us a call! We’d be happy to sit down with you for a free consultation. We can also help you assess the value of your current home so you can set a realistic budget for your new one.

2. Find the Perfect New Home

Once you’ve established your “wish list,” we can begin the search for your new home. As local market experts, we know the ins and outs of all the top communities in our area. We can help you determine the neighborhood and type of home that will best fit your wants and needs.

From family neighborhoods to retirement communities, we serve clients in all stages of life. If you or a loved one are in need of extended support, we can also share our knowledge of the assisted living facilities in town and help you identify those that offer the optimal level of care.

Are you planning to relocate out of town? We can refer you to a trusted real estate professional in your target area who can help you with your search.

3. Sell Your Current Home

If you’re ready to sell your current home, we’ll begin the process of preparing to list it as we search for your new one.

We have a special interest in helping homeowners who are facing major life transitions, and we offer a full-service real estate experience that aims to remove as much of the stress and hassle of selling your home as possible. We also understand that many of our clients choose to downsize for financial reasons, so we employ

Photo by Tim Kramer

tactics and strategies to maximize the potential sales revenue of your home.

We do this by employing our proven three-part approach, which focuses on optimum preparation, pricing, and promotion. As part of that plan, we invest in an aggressive marketing strategy that utilizes online and social media platforms to connect with consumers and offline channels to connect with local real estate agents. This ensures your property gets maximum exposure to prospective buyers.

4. Sort and Pack Your Belongings

Even before you find your new home, you can begin preparing for your move. A smaller home means less space for your furniture and other possessions, so you will need to decide what to keep and what to sell or donate. Sorting through an entire house full of belongings will take time, so begin as early as possible.

Parting with personal possessions can be an extremely emotional process. Start with a small, unemotional space like a laundry or powder room and work your way up to larger rooms. Focus on eliminating duplicates and anything you don't regularly use. If you have sentimental pieces, family heirlooms, or just useful items you no longer need, think about who in your life would benefit from having them. For large collections, consider keeping one or two favorite pieces and photographing the rest to put in an album.² Make sure the items you keep help you achieve the goals you outlined in Step 1. For example, if you want a home that's easier to clean, cut down on knickknacks that require frequent dusting. If you're moving to be closer to your grandchildren, choose the shat-

terproof plates over the antique china.

Allow yourself time to take breaks if you start to feel overwhelmed. If you're helping a loved one with a move, try to be a patient listener if they want to stop and share stories about particular items or memories throughout the process.³ This can be therapeutic for them and an opportunity for you to learn family history that may otherwise have been forgotten.

5. Get Help When You Need It

Moving is stressful in any situation. But if you're downsizing due to health issues or a major life change, it can be an especially tough transition. Don't be afraid to ask for help.

Seek out friends and family members who can assist with packing and decluttering. If that's not an option, or if you need additional help, consider hiring a home organizer, full-service moving company, or even a senior move manager, which is a professional who assists older adults and their families with the physical and emotional aspects of relocation.⁴ You can find one accredited by the National Association of Senior Move Managers at <https://www.nasmm.org/find/index.cfm>.

If financial constraints are holding back, let us know. We can help you explore the possibility of tapping into the equity in your current home now. That way you can afford to get the assistance you need to make your transition as smooth as possible.

ARE YOU LIVING YOUR BEST LIFE? START LIVIN' RIGHT!

If your current home no longer

suits your needs, maybe it's time to consider a change. We would love to help you explore your options. Contact us today to schedule a free, no-obligation consultation.

Sources:

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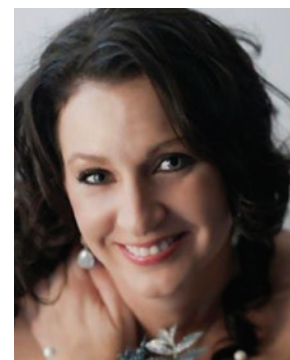
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Featured Properties



NEW PRICE. \$659,000 3 Bed, 3 Bath. **Sides Moreno Point.** Destin Words and pictures cannot fully describe the awe inspiring view over your boatslip to the Destin Bridge through the East Pass and beyond to the limitless Gulf of Mexico. The family who lived here enjoyed years of watching fireworks, dolphins, and boat traffic around the pass, harbor and Crab Island. The unit itself is spacious with tall ceilings, large rooms, and large bathrooms. MLS#827740



Under Contract! \$439,000. 3 Bed, 3 Bath. **Sailwatch Landing.** FWB This top floor condo has incredible views towards Destin, the Gulf of Mexico, and the Santa Rosa Sound! It is also in the heart of all of the downtown activity making going out to a restaurant, local coffee shop or craft beer bar all easy as everything is within a few hundred yards. This is one of the few condo complexes that comes with a private garage. MLS#831411



NEW PRICE. \$659,000. 3 Bed, 3 bath. **Destin Yacht Club.** Destin Here is a beautifully renovated, elegant and unique condo in the prestigious Destin Yacht Club at the east end of the Destin Harborwalk. All of the bathrooms and floors have been upgraded with wood and marble, and the kitchen is open to the dining and living area making entertaining easy and fun. MLS#821105



SOLD. \$518,000. 3 Bed, 3 Bath. **The Presidio Yacht Club,** FWB This grand condominium overlooks the intracoastal waterway with unbelievable views over Okaloosa Island and out to the Gulf of Mexico. The sunsets here will take your breath away, and the amenities of this complex from the movie theater to the guest condominium available to reserve along with the large pool and other luxuries will certainly make you feel like you are Livin' Right!



NEW PRICE. \$949,000. 4 bed, 4.5 bath. 2,814 sqft. Destin Enjoy the serenity of Indian Bayou on the newly renovated travertine marble pool deck looking out at your yacht safely tied up in its very well protected slip. When inside this house, you'll find the travertine marble continued throughout the living areas with an incredible kitchen featuring top of the line Wolf appliances, custom cabinetry, and a Sub Zero fridge. MLS#801771

Featured Properties



NEW PRICE. \$910,000. 3 Bed, 3 Bath. 3,164 sqft. Destin
If you're looking for a home in Destin for a large yacht or sportfisherman that is protected as well as in a great neighborhood, then this is it! This dock can hold 50-60 ft yachts, and you can enjoy them and the view from the recently redone pool and patio. MLS#800689



SOLD! \$1,700,000 4Bed, 6 Full Bath, 4600 sqft.
This is a spectacular, modern home located on Destin Harbor. This iconic house features an unbelievable enclosed "yacht garage" capable of holding up to a 50ft yacht with a deep draft. The house was recently redone on the interior and features 191ft of waterfront footage, a pool, exquisite open space, a downstairs bar area and much more.



Available. Listed \$1,699,000. 5 Bed, 5 Bath, 4163 sqft. Destin
Follow the winding, tree lined driveway to this hidden craftsman style, waterfront mansion and carriage house. The main house has three bedrooms and a large office as well as a large den/media room and an open floor plan for the living, dining, and kitchen area. Perched on a high bluff, this home has incredible views and is well protected from rising tides associated with hurricanes.



Under Contract. \$389,500. 2 Bed, 2 Bath. 1,890 sqft. Niceville
Looking for a charming cottage in the heart of Niceville? This lovely home sits along a cul-de-sac in a quiet and friendly neighborhood decorated with street lamps, brick pavers, and mature trees. Upon entry you are greeted with gorgeous walnut colored hardwood flooring and plenty of natural lighting shining through custom plantation shutters. MLS#835792



Available. \$319,000. 4 bed, 3 Bath. 2,704 sqft. Crestview
A quiet neighborhood with charming street lamps, sidewalks, and large lots makes for the perfect retreat after a long day of work. Minutes from the newest Publix, movie theater, restaurants, and Crestview High School, Camellia Cove is a peaceful nature preserve outside of city limits that you don't want to miss out on! This is a 4 bedroom 2.5 bathroom home on a single floor. MLS#834111

Featured Properties



Available. Listed \$1,650,000.

An incredible piece of commercial property that sits directly across from the new Walmart in South Walton and backs up to the Topsil State Park. There are a limited number of developable parcels on the South side of Hwy 98 between the Sacred Heart Hospital and the 30A Intersection, and this one is of good size with the access already built.



SOLD! \$520,000. 3 Bed/2 Bath. 2600sqft. Okaloosa Island.

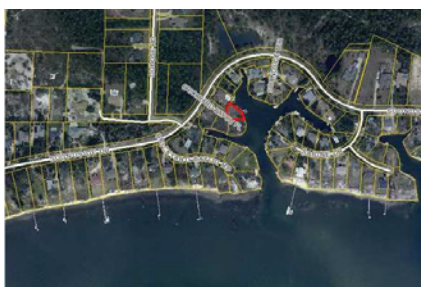
Affectionately called 'Port Blanc' for its white walls and constant flow of friends by water, this home has views of the Gulf of Mexico on the front and sits on the Intracoastal Waterway. This unique and beautifully restored beach house has terazzo floors, spray foam insulation, a completely renovated upstairs bath and bedrooms, green-x a/c, beautiful cedar t&g master, and much more!



Available. \$319,000. Waterfront lot. 1/2 acre. Santa Rosa Beach
Own over 1/2 acre on Mack Bayou with no HOA and good water! This lot retains some large, natural trees and faces South giving you some relief with sea breezes in the summer and blocking the cold, stiff breeze in the winter! Nearly all of the homes leading to this lot are new, and this is a dead end street with very little traffic! Now is a great time to buy this waterfront gem. MLS#834805



Available \$1,199,000. 3 Bed, 3 Bath. 1716 sqft. Navarre Beach
100 feet of Gulf Front on Navarre Beach! This is one of the most affordable and pleasant Gulf Front homes on the market and is the quintessential site for the laid back Florida lifestyle. The house is laid out all in one level with parking and addition space underneath. The home features a very open floor plan with a long living room/dining area/kitchen along the Gulf side. MLS#571054



New Price. \$275,000. Waterfront Lot. Gulf Breeze

Beautiful protected lot with 160ft of waterfront on a protected lagoon just off the Intracoastal waterway! This cul de sac only has a few lots on it and is a great location for your future waterfront home with beautiful sunrises and lots of water fun.

Featured Properties



Available. \$205,900. 3 Bed, 3 Bath. 1643 sqft Crestview

This recently updated open floor plan home on a quiet cul-d-sac won't last! Walking through the front door, you will immediately see the 16 by 20 living room which boasts a cathedral ceiling. The living room opens into the kitchen and large dining room, which is filled with natural light from the large bay windows overlooking the backyard. MLS#835939



SOLD. \$1,500,000 5 Bed, 5 Bath. 5,827 sqft. Shalimar

Unbelievable custom home with view stretching across the Choctawhatchee By to Destin and Okaloosa Island. This home is stunning with its imported coralstone floors, chef's kitchen, art gallery hallways, and full walls of sliding glass to open to the view. This is all topped off with an elevator ride to the top deck equipped for a gas grill and more for 360 degree vistas!



SOLD. \$699,000. 4 Bed, 2 bath, 2262 sqft. Fort Walton

In our opinion, this is one of the TOP 5 lots in Fort Walton and one that rarely comes up for sale. The reason for this is that this is one of only two lots that has both the expansive views down the Bay towards Destin, sits on its own peninsula, and has a protected boat slip on the inside of the channel into Good Thing Lake/Lake Earl.



COMING SOON! \$565,000. Waterfront. 3 Bed, 2 bath, 1940 sqft.

Want to live on the water in Fort Walton Beach in a house that is not incredibly expensive and yet still updated as well as being able to golf cart to downtown and more? We have one for you! This house has been nearly totally renovated and boasts two large living spaces and an unbelievably large backyard with protected waterfront and access to the bay and Gulf of Mexico!



COMING SOON! \$350,000. Waterfront Lot. Fort Walton Beach

Build your dreamhome on this incredibly peaceful and serene piece of property on Cinco Bayou. This lot is in one of the few gated subdivisions in Fort Walton, and the seller is willing to provide the fill dirt necessary to build your home above the floodplain as well as provide the brick pavers for your driveway!

To see all of our properties, please go to livinrightrealestate.com

Featured Properties



Available. \$125,000. Waterfront Lot. 1/2 Acre. Freeport
Mid Walton County Waterfront Lots Available!! Check out this wonderful lot with gorgeous views of LaGrange Bayou! With 1.33 acres of land in total including the deeded property behind the lot on the bayou, this is the perfect place to build your dream waterfront home!. MLS#813093



Available. \$75,000. Waterview. 1/2 Acre. Freeport
Mid Walton County Lot with amazing water views!!! Come see this great neighborhood and wonderful lot in the Cross Creek Shores Subdivision. This lot is over half an acre and boasts great views of LaGrange Bayou. Seller is also willing to work with a builder to sell lot as a package with new home construction. MLS#813095



SOLD. \$579,000. Waterfront 4 Bed, 3 Bath. 2340 sqft. Fort Walton
Come and enjoy an incredible Floridian home that combines a beautiful and serene view with an upgraded house, pool, and enormous entertaining yard! This home has been lived in and loved for many years, and it has been conscientiously updated including an enormous master bedroom and kitchen as well as new ducting, lighting, ceilings, walls, exterior and much more!



SOLD! \$599,000. Waterfront. 3 Bed, 2 bath, 2300 sqft. Fort Walton
Yacht Club Dr! Here is the best waterfront deal on the most coveted street in Fort Walton Beach. This home has a large downstairs master and an enormous boatslip suitable for 60+ ft yachts! It also has incredible, clear swimming water and beautiful wide open views.



SOLD. \$579,000. Waterfront 4 Bed, 3 Bath. 2340 sqft.
Come and enjoy an incredible Floridian home that combines a beautiful and serene view with an upgraded house, pool, and enormous entertaining yard! This home has been lived in and loved for many years, and it has been conscientiously updated including an enormous master bedroom and kitchen as well as new ducting, lighting, ceilings, walls, exterior and much more!

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