



# The Highest Priced Waterfront Listing in Alabama!

Local Eats • 20 Ways To Save Money • Serious about Selling?

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# 3 Eat Outside, Eat Local

We're mandated to live a more Mediterranean lifestyle by eating more outside. We hope that the outdoor cafe' culture will stick and thrive. Here are some good suggestions for good food and sunshine!

## Feature: 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. We have a listing that has repriced by \$40K and is sure to impress!

# 6 Coming Soon: Ibis Way Nestled in the heart of Fort Walton Beach, this quaint home on Ibis Dr is perfect to live affordably

that is minutes from the beach as well as convenient to both bases and all the amenities.

# 7 Serious About Selling? 5 Steps! Selling is fraught with emotions and thoughts to maximize value, save money, and sell on time;

and this can be a little easier with the experienced input from a Livin' Right Agent and these simple steps to consider.

### Feature: Beachview Dr

Do you love mid-century modern? Do you love the water? Do you want to live in a great neighborhood? We have the home for you! This incredible, renovated mid-century home creates amazing eye-candy with its simple, modern interior and enormous double lot!

## Alabama's Most Expensive Home

Everyone likes to see the "Most" and the "Best," and we're excited to show one off to you! We have the pleasure of teaming up with the Altman Brothers from Million Dollar Listing-Los Angeles and the Douglas Elliman agency in LA to market one of the most exquisite homes in the South!

## 16 20 Ways to Save Money!

We have never been so quick to see the need to be frugal and have an emergency cash fund, but it is sometimes hard to get there. Here are 20 ways to help you consider how to save money and better manage your finances.

# Eat Outside, Eat Local!

#### Waterfront Restaurants:

One of the best things about our area includes the wonderful waterfront views and waterfront dining opportunities here on the Emerald Coast. And one of my personal favorite months to enjoy them all is May! The weather is wonderful, and the water always seems to be so picture perfect. Here are a few of my top choices for waterfront restaurants in our area:

#### Al's Burgers

If you are looking for a place to let the kids play while enjoying a great view, then Al's Burgers is the place for you! Let the kids play on the beach or in the small splash pad area at the restaurant, and enjoy food and drinks brought to your table. With a variety of delicious burgers, they also have wonderful salads, chicken, tuna, and are famous for their milkshakes! Be sure to check out their summer movie series and seasonal events as well.

#### Bay Cafe

One of the more tucked away gems in our area, Bay Cafe offers wonderful food in a relaxed, fine dining atmosphere, focusing on French Seafood Cuisine overlooking the Brooks Bridge and the Okaloosa Sound. Some of the very best local specials, you can be sure to leave with more wonderful memories shared over a fabulous meal.

#### The Gulf

Picturesque atmosphere, varied and delicious seafood, and a relaxed atmosphere make The Gulf a favorite restaurant for many. Come by boat or by car, the Gulf is located just over the Brooks Bridge located on Okaloosa Island. Make sure to check out many unique gifts at their store and craft cocktails and famous mojitos at their bar!

#### Giovanni's 189

With Prime Rib Wednesdays and Seafood Thursdays Giovanni's has so much to offer. Wonderful views, and a great venue for large and small events there is something to fit every occasion. With a beach bar that is open seasonally, this place is another favorite!

#### LuLu's

Another family friendly restaurant in our area with wonderful food and a great atmosphere, LuLu's is located on the bay in Destin close to the Destin Commons. With outdoor games, several sand play areas, and wonderful views, LuLus has lots to offer for everyone. Check out their Facebook page to stay up to date with their many seasonal events as well, come by boat or by car!

#### Beachwalk Cafe

Located at the historic Henderson Park Inn, this is hands down one of the most romantic waterfront restaurants in our area. Some of the very best sunset views overlooking the Gulf of Mexico and the Henderson State Park await. Be sure to make a reservation to enjoy dinner either on the outdoor patio or indoors for a

wonderful, delicious, fine dining experience-

you won't be disappointed!

Photo by Tim Kramer



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#### 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 are 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 are 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 restuarants, night life, festivals and other activities is all right out your back door, yet being 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. \$599,000. Call 850-426-4136 to view it!









# Coming Soon: 933 Ibis Way

Fort Walton Beach, FL

Nestled in the heart of Fort Walton Beach, this quaint home on Ibis Drive is close and convenient to all that our beautiful Emerald Coast has to offer as well as being centrally located between both Eglin and Hurlburt Air Force Bases.

Tucked away quietly a few blocks away from Beal Parkway, you can enjoy quick access to amenities, retail stores, and restaurants, and also be located just a short drive to the bay or the beach!

This 3 bedroom, 2 bathroom home has a great open floor plan, a kitchen with stainless appliances that will all convey, and it has been lovingly cared for and maintained. It is truly turn-key ready for the new owners! The sellers have taken pride in this home and paid special attention to detail in their home. landscaping to enjoy the vard, and even replaced the roof for additional assurance and peace of mind.

The master bedroom is a great size, and its master bath has both dual vanities and a large master walk in closet, the other two bedrooms in this home also





provide great space for other bedrooms a home office, or more. Come enjoy this affordable and convenient home that will let you move in without needing to do any more and head straight out to the beach instead! Call today to see this charming home to make it yours!



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# Serious about Selling? 5StepstoMakeYourHomeTheBestontheBlock

We all want to be good neighbors. But when it comes to selling your home, it's not just about "keeping up with the Joneses." It's about outshining them at every opportunity!

If you're looking to sell your home fast and for the most money possible, you'll need a strategy to set it apart from all the other listings competing for buyers in your area. That's why we've outlined our proven, five-step plan for serious sellers.

Use these five tactics to help your listing get noticed, win over buyers, and net a higher sales price than your neighbors!

STEP 1: Stage Your Home to Show Its Full Potential

The average seller will do the minimum to prepare their home for market: clean and declutter, fix anything that's broken, mow the lawn. And while those tasks are essential, today's buyers want more than just a clean house and tidy yard. When they dream of buying a new home, they envision a designer house with modern finishes. Help them see your property's full potential by staging it.

Home staging is one of the hottest trends in real estate—because it works! According to the Real Estate Staging Association, homes that are professionally staged spend 73% less time on the market.1

So, what exactly is staging? In a broad sense, staging is the act of preparing your home for market. The goal is to highlight your home's strengths, minimize any deficiencies, and help buyers envision themselves living in the space. When staging a home, you might rearrange the furniture to make a room feel larger or remove

heavy curtains to make it appear brighter.

Some sellers choose to hire a professional home stager, who has specialized training and experience, to maximize the appeal of their home to the largest number of potential buyers. Others may opt to do it themselves, using guidance from their agent.

We can help you determine the appropriate budget and effort required to push your home ahead of the competition in your neighborhood. The good news is, an investment in staging pays off. A 2018 survey found that 85% of staged homes sold for 6-25% more than their uns-taged neighbors homes.2

STEP 2: Draw Buyers in with High-Quality Listing Photos

You only have one chance to make a first impression with potential buyers. And many buyers will view photos of a listing before they decide whether or not to visit it in person. In fact, 87% of buyers find photos "very useful" in their home search.3 Poor-quality or amateur-looking listing photos could keep buyers from ever stepping through your door.

Photo by Ilm Krame

Since good photography plays such an important role in getting your property noticed, we only work with the top local professionals to photograph our listings. But we don't just rely on their photography skills when it comes to showcasing your home.

We go the extra mile to ensure your listing photos showcase the true essence of your home. We're always on site during the photo shoot to help the photographer capture the best angles and lighting, and to let them know about unique or compelling selling features

that they should photograph. The extra effort pays off in the end. In fact, listings with high-quality photography sell 32% faster than the competition ... and often for more money!4

STEP 3: Price It Properly From the Start

Even in a strong real estate market, there are homes that will sit unsold for months on end. This can be the "kiss of death" in real estate, as buyers tend to imagine that there must be something wrong with the property, even if it's not the case.

But why are those houses still on the market in the first place? It's because they are often priced too high.

Every buyer has a budget. And most will be viewing listings within a particular price range. If your property is overpriced, it can't properly compete with the other houses they're viewing that are priced correctly. Which means it'll sit on the market until you're eventually forced to drop the price.

Alternatively, if you price your home aggressively, it can be among the nicest homes that buyers have seen within their budget. This can lead to emotionally-attached buyers, who are often willing to pay a premium or settle for fewer seller concessions. And in certain markets, it can lead to a multiple-offer situation, or bidding war. The end result? More money in your pocket.

We can help you determine the ideal listing price for your home in the current market. Pricing it properly in the beginning is the best way to

ensure a fast and profitable sale.

STEP 4: Put on a Good Show at Each Showing

Once buyers are interested enough to schedule a visit, it's crucial that you put on a good show at each showing.

The first step is to make your home readily available—and often on short notice—for buyers to see it. A missed showing is a missed opportunity to sell your home. If you set too many restrictions on when it's available to view, busy buyers will simply skip over your listing and move on to the next one.

Part of making your home available means keeping it relatively show-ready as long as it's on the market. Most of us don't live picture-perfect lives, and our homes reflect the day-to-day reality of our busy (and some-times messy) families. But a little extra effort spent keeping your home clean, fresh-smelling, and ready for buyers will help it sell faster ... which means you can get back to your regular routine as quickly as possible!

STEP 5: Use a Proven Promotion Plan

Most agents are still marketing their listings like they did 20 years ago ... put a sign in the yard, put the listing in the MLS, and pray that it sells. Yet, we know that 93% of buyers search for real estate listings online.3

That's why we invest in the latest training and technology—to ensure your listing appears in the places where buyers are most likely to look.

Our dual-level promotion strategy includes both pre-launch activities designed to seed the marketplace and post-listing activities to ensure your home stays top-of-mind with potential buyers.

By utilizing online and social marketing platforms to connect with consumers and offline channels to connect with local real estate agents, your property gets maximum exposure to prospective buyers.

#### LET'S GET MOVING

Are you thinking about listing your home? Get a head start on your competition! Contact us for a copy of our Home Seller's Guide, which offers a complete guide to the home selling process. Or call us to schedule a free no-commitment consultation. We'd love to put together a custom plan to maximize the sales potential of your property!

#### Sources:

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#### 1106 Beachview

Fort Walton Beach, FL

Boasting just under 3000 square feet, this four bedroom, three bathroom home in the quaint, desirable Beachview neighborhood has so much to offer.

It has a large backyard, inground pool complete with a safety gate. This lot has also been combined with another parcel to make up a huge backyard for all of your entertaining desires.

Nothing has been overlooked in this beautiful remodel and pride of ownership and attention to detail and design expertise truly shines through. From the metal roof, upgraded glass garage door, exquisitely designed master retreat and more, you have to see this home in person to truly appreciate all of its touches and what it has to offer. This house also has two en-suite bathrooms which could easily allow for two master areas if desired.

Nestled near a quiet end of Beachview Drive, this home is across from the water and also just a short walk or bike to the park with water access to Choctawhatchee Bay, a beach area with bathrooms, and a playground. The backyard patio has been expertly redone with pavers





providing many areas for enjoying the outdoors and entertaining, and it even has power and gas plumbed to one of the sitting areas for an option of an outdoor kitchen. With many opportunities for you to be Livin' Right, make an appointment to see this home today so that you can get in and enjoy it all summer!



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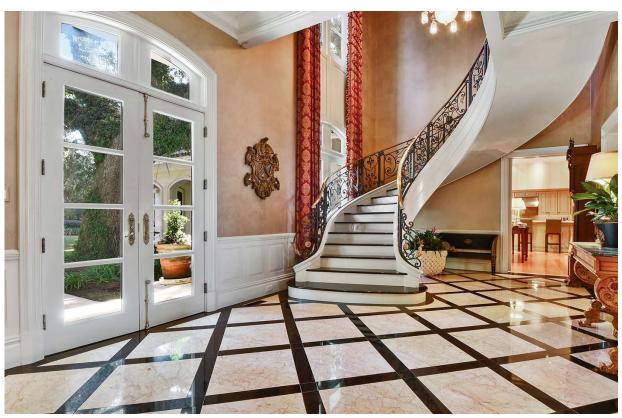






# Alabama's Most Expensive Waterfront Home





# Southern Living in AL's Finest Home

It's truly remarkable to take a peek into viewing a house built without a budget and every detail poured over with great thought!

With Summer kicking into high gear, now is the perfect time for making a move to the water! It has been our privilege to sell some of the top waterfront listings around to include a \$1.5M custom home in Shalimar. Florida and a \$1.7M iconic property in the heart of Destin, Florida. Even better, Livin' Right Real Estate is currently representing the State of Alabama's highest priced luxury, waterfront listing at \$7.9M and we are not taking the opportunity lightly.

We have hit the ground running with our marketing and have thought outside of the box to partner with Joshua and Matthew Altman, most well known as The Altman Brothers from Million Dollar Listing Los Angeles. With their extensive

network and broad social media following with a reach of over 30 million followers, this will surely turn heads. This type of global marketing has not been done in any of the southern states and we are excited to see this and many of our other listings take off. This listing will be featured in the Alabama, Florida, and California MLS Systems, as well as, 420 Global Offices of Knight Frank International Agents, International Mansion Global- Wallstreet Journal, the LA Times, Homes and Lifestyle Magazine, amongst others.

This incredible, custom built home sits on 2.6 acres of pristine waterfront property along Mobile Bay in Alabama and is "Southern Living" at its finest. The property is framed with 100+ year old Oak trees dripping in Spanish moss, giant Crepe Myrtles, and meticulously kept landscaping. The main residence boasts square feet with 5 bedrooms and bathrooms! 8.5 Additional square footage is found in a detached multiuse space directly off the main residence, as well as, a groundskeeping cottage.

At the main Foyer entrance, guests are greeted with stunning bay views, heated marble flooring, and a grand spiral staircase to meet 15 foot ceilings that are featured throughout the home. This









home features a downstairs Master Suite having its own spacious sitting area with a fireplace and a private porch, separate office space or library, second laundry room, and 2 large, walk in closets. The spacious Master Ensuite has panoramic views of the bay providing ample natural light along with dual vanities, a walk in shower with marble detailing and a jetted bathtub.

The second level holds 3 bedrooms with a center bonus space featuring 2 built-in desks. Each of the 3 bedrooms has a separate balcony access, private bathroom with marble throughout and a walk-in closet. An additional 5th bedroom can be found above the 3 car garage in a separate second level tier that also has space for a game room.

The grand kitchen is open to the great room for all of your casual entertainment needs and is equipped with all gas stainless steel appliances even a chef could ever need. The great room and kitchen are the heart of the home with incredible views of the pool, it's fountains and the bay beyond as well as exquisite craftsmanship in the custom cabinetry and builtin's found here. Adjoining this great room space are both a formal dining room as well as a formal living area that is open to the grand fover at the front and the expansive veranda in the rear.

While the interior of the home features incredible attention to detail and exquisite craftsmanship to make it seem timeless, the exterior of the home really makes this property shine. The balconies and verandas made from imported quoquina from which to enjoy the views were

done with incredible taste as to not overwhelm but rather accent the natural beauty of the ancient oak trees view from this high bluff. This property's 172 feet of Bay frontage, entertainment terrace, dock, it's custom pool, outdoor bar area, and a wood burning fireplace all amplify the entertainment aspects of this home. The thought, detail, design and craftsmanship that went into making this home with its hand painted walls, 18th century fireplace mantles, hand laid Oak Parquet flooring, and Mahogany doors among others make this home a piece of art that is truly to be admired.



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# 20 Ways to Save Money

These days, it seems like everyone's looking for ways to cut costs and stretch their income further. Fortunately, there are some simple steps you can take to reduce your household expenses without making radical changes to your standard of living. When combined, these small adjustments can add up to significant savings each month.

Here are 20 things you can start doing today to lower your bills, secure better deals, and begin working toward your financial goals.

- 1. Refinance Your Mortgage For prime borrowers, mortgage rates are at or near historic lows. Depending on your current mortgage rate and the terms you choose, refinancing could save you a sizable amount on your monthly payments. There are fees and closing costs associated with refinancing, so you'll need to talk to your lender to find out if refinancing is a good option for you.
- 2. Evaluate Your Insurance Policies If it's been a while since you priced home or auto insurance, it may be worthwhile to do some comparison shopping. Get quotes from at least three insurers or independent agents. Try bundling your policies to see if there's a discount. And inquire about raising your deductible, which should lower your premium.1
- 3. Bundle Cable, Phone, and Internet You can also save money by bundling your cable, phone, and internet services together. Shop around to see who is willing to give you the best deal. If switching is too much of a hassle, ask your current provider to match or beat their competitor's offer.
- 4. Better Yet, Cut the Cord on Cable In many cases, you can save even more if you

cancel your cable subscription altogether. An antenna should give you access to the major stations, and many of your favorite shows are probably available on-demand through a less expensive streaming service subscription.

- 5. Revisit Your Wireless Plan You can often save by switching from a big brand to an independent, low-cost carrier. If that's not feasible, ask your current provider for a better deal or consider downgrading to a cheaper plan.
- 6. Adjust Your Thermostat Turning your thermostat up or down a few degrees can have a noticeable impact on your monthly heating and cooling costs. To maximize efficiency, change your filters regularly, and make sure your windows and doors are well insulated.
- 7. Use Less Hot Water After heating and cooling, hot water accounts for the second largest energy expense in most homes. 2 To cut back, repair any leaks or dripping faucets, install low-flow fixtures, only run your dishwasher when full, and wash clothes in cold water when possible.

Photo by Tim Kramer

- 8. Lower Overall Water Consumption
   To decrease your water usage, take shorter
  showers, and turn off the sink while you brush
  your teeth and wash your hands. If you don't
  have a low-flow toilet, retrofit your current
  one with a toilet tank bank or fill cycle diverter. And irrigate your lawn in the morning or
  evening to minimize evaporation.3
- 9. Conserve Electricity Save electricity by shutting off your computer at night and installing energy-efficient LED light bulbs. You can minimize standby or "vampire" power drain by utilizing power strips and unplugging

idle appliances.4

- 10. Purchase a Home Warranty While there is an upfront cost, a home warranty can provide some protection and peace of mind when it comes to unexpected home repair costs. Most plans provide coverage for major systems (like electrical, plumbing, and HVAC) and appliances (such as your dishwasher, stove, or refrigerator).
- 11. Outsource Less From lawn care to grocery shopping to minor home repairs, we pay people to do a lot of things our parents and grandparents did themselves. To save money, try cutting back on the frequency of these services or taking some of them on yourself.
- 12. Prepare Your Own Meals It costs nearly five times more to have a meal delivered than it does to cook it at home.5 And home cooking doesn't just save money; it's healthier, cuts down on calorie consumption, and can offer a fun activity for families to do together.
- 13. Plan Your Menu in Advance Meal planning is deciding before you shop what you and your family will eat for breakfast, lunch, and dinner. It can help you lower your overall food bill, eliminate waste, and minimize impulse purchases. When possible, buy produce that is in season, and utilize nutrient-rich but inexpensive protein sources like eggs, beans, ground turkey, and canned tuna.
- 14. Plant a Garden You can save even more on produce by growing it yourself. If you have space in your

- yard, start-up costs are relatively minimal. Gardening can be a rewarding and enjoyable (not to mention delicious) hobby for the whole family. And it could save you around \$600 per year at the grocery store!6
- 15. Review Memberships and Subscriptions Are you paying for services and subscriptions you no longer need, want, or can utilize? Determine if there are any that you should suspend or cancel.
- 16. Give Homemade Gifts Who wouldn't appreciate a scratch birthday cake or tin of cookies? And if you enjoy crafting, Pinterest and Instagram are full of inspiring ideas. Show your recipient how much you care with a homemade gift from the heart.
- 17. Minimize Your Debt Payments The best way to reduce a debt payment is to pay down the balance. But if that's not an option right now, try to negotiate a better interest rate. If you have a good credit score, you may be able to qualify for a balance transfer to a 0% or low-interest rate credit card. Keep in mind, the rate may expire after a certain period—so be sure to read the fine print.
- 18. Get a Cash-back Credit Card If you regularly pay your credit card balance in full, a cash-back credit card can be a good way to earn a little money back each month. However, they often come with high-interest rates and fees if you carry a balance. Commit to only using it for purchases you can afford.
- 19. Ask for Deals and DiscountsIt may feel awkward at first, but

- becoming a master haggler can save you a lot of money. Many companies are willing to negotiate under the right circumstances. Always inquire about special promotions or incentives. See if they are able to price match (or beat) their competitors. And if an item is slightly defective or nearing its expiration date, ask for a discount.
- 20. Track Your Household Budget One of the most effective ways to reduce household expenses is to set a budget—and stick to it. A budget can help you see where your money is going and identify areas where you can cut back. By setting reasonable limits, you'll be able to reach your financial goals faster.

Want more help getting a handle on your finances? Use the budget worksheet below to track income and expenses—and start working towards your financial goals today! Please reach out to me for a downloadable version.



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SOLD! \$640,000 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



NEW! \$7,900,000. Waterfront. 2.6 Acres, Daphne, AL This custom built home sits on 2.6 acres of waterfront property with 100+ year old Oak Trees, giant Crepe Myrtles, and luscious green landscaping. Centered along Mobile Bay, the property has sunset views year around with an unobstructed view of Downtown Mobile. MLS#846240



NEW PRICE. \$599,000. \$40,000 REDUCTION! Seller is Motivated! 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



NEW PRICE! \$530,000. \$35,000 Reduction! Waterfront. 3 Bed, 2 bath, 1940 sqft. Fort Walton Beach Want to live on the water 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!



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



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



COMING SOON! \$229,000 3Bed, 2 Full Bath
This 3 bedroom, 2 bathroom home has a great open floor
plan, a kitchen with stainless appliances that will all convey,
and it has been lovingly cared for and maintained. It is truly
turn-key ready for the new owners! The sellers have taken
pride in this home and paid special attention to detail in
their home and landscaping.



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.



SOLD! \$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



NEW! \$585,000. 4 bed, 3 Bath. 2,961 sqft. Fort Walton Boasting just under 3000 square feet, this four bedroom, three bathroom home in the quaint, desirable Beachview neighborhood has so much to offer. With a large backyard in ground pool complete with a safety gate, this lot has been combined with another parcel to make up a huge backyard for all of your entertaining desires.



PENDING! 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.



Coming Soon! 4 Bed/3.5 Bath. 2785sqft. Navarre

This New home is currently under construction and is in an incredible, waterfront, gated neighborhood inbetween Navarre and Hurlburt Field. This home will include top end finishes and a great, open layout. There is a community dock, and you can enjoy the beauty of the Santa Rosa Sound and islands nearby!



PENDING. \$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, 3Bath. 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



Coming Soon! \$227,000 Large, Affordable Housing 2,200sqft Brand new construction just passed I10 in Crestview! Walk in to an open concept kitchen, dining, and living room area with laminate flooring throughout. A perfect place to host the big game or a party! The kitchen has a large island with Frigidaire stainless appliances. The downstairs also has a half bath for your guests.



PENDING. \$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 equiped for a gas grill and more for 360 degree vistas!



SOLD! \$699,000. Full Price! 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.



PENDING! \$445,000. Multiple Offers! 3 Bed, 2 Bath, 1,957sqft ome live the Florida life in this waterfront neighborhood that boasts water access at the ends of many streets and the excellent Beachview Park, beach, boat launch and playground all within a short walk, bike or car ride. This home is also conveniently situated close to the Air Force Bases and all the amenities of Fort Walton.



Available! \$339,000. 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



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! \$439,000. FULL PRICE. 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



PENDING! \$344,900. 4 Bed, 4 Bath. Navarre Beautiful 4 BR/3.5BA REO home located in the well established neighborhood of Holley by the Sea. Boasting 3,000+ sq. ft. of living space, the home offers a floor plan designed w/ both privacy and functionality in mind.



PENDING! \$350,670. 4 Bed, 3 Bath. Freeport This floor plan boasts 4 Bedrooms. 3 Bathrooms with 2512 square feet that includes a flex room and an owner's retreat. The home is scheduled to be completed by end of May 2020. The home will feature enhanced vinyl plank flooring throughout with carpet in the bedrooms, stainless steel appliances, large single basin sink, granite counter tops, alpine white cabinets and more!

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