

# **\$397,000 - 256 Bayou Landing Road, Santa Rosa Beach**

MLS® #932417

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## **\$397,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft  
Detached Single Family on 0.16 Acres

BAYOU LANDING, Santa Rosa Beach, FL

Welcome to 256 Bayou Landing Road, a 3-bedroom, 2-bathroom home nestled on the largest lot in the community as it is located at the end of a cul-de-sac, providing ultimate privacy. As you approach the home, you will instantly observe the natural vegetation and maintenance-free botanical garden. Head inside, and you will notice that the kitchen is open to the living room and features ample recessed lighting, stainless steel appliances, soft-close cabinetry, and newly installed Caesarstone countertops. This meticulously maintained home has a split floorplan and has had several updates showcasing all new windows, a newer roof which was installed in 2018, Carrier A/C unit and air handler (2019), and all new luxury vinyl plank flooring. The primary bedroom is spacious and features a serene view of the backyard, and the primary bath consists of ample storage with a double vanity and large walk-in closet. Head outside and you will experience a feeling of a natural landscape; a peaceful retreat overlooking a plethora of oak trees and vast plant life. This home is less than a ½ mile to Mack Bayou, and only minutes away from Publix and the Grand Boulevard Shops. You are also less than two miles from the South Walton Fire Department and Sacred Heart Hospital, and a ten-minute drive to Silver Sands Premium Outlets or the beautiful white sandy beaches of Northwest Florida. If you are looking for a move-in ready home with an ideal location, this home is the one for you. Schedule your private



viewing today.

Built in 2003

### Essential Information

MLS® #	932417
Sold Price	\$397,000
List Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.16
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### Community Information

Address	256 Bayou Landing Road
Area	16 - North Santa Rosa Beach
Subdivision	BAYOU LANDING
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Utilities	Public Sewer, Public Water, TV Cable
Parking Spaces	2
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Lighting Recessed, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Refrigerator, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect

# of Stories 1

### **Exterior**

Exterior Brick, Roof Dimensional Shg, Slab  
Exterior Features Porch, Porch Open  
Lot Description Cul-De-Sac, Dead End, Survey Available  
Roof Roof Dimensional Shg  
Foundation Slab

### **School Information**

Elementary Van R Butler  
Middle Emerald Coast  
High South Walton

### **Additional Information**

Days on Website 334  
Zoning Resid Single Family  
HOA Fees 375.00  
HOA Fees Freq. Annually

### **Listing Details**

Listing Office ERA Neubauer Commercial

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