

\$920,000 - 35 Carolyn Lane, Santa Rosa Beach

MLS® #928284

\$920,000

3 Bedroom, 3.00 Bathroom, 2,542 sqft
Detached Single Family on 0.51 Acres

BAY PINE SHORES, Santa Rosa Beach, FL

BAY VEIW, NEW UNDER APPRAISAL PRICE, NEW ROOF! Presenting a pristine, Craftsman-style custom home with a captivating bay view! This remarkable property allows you to admire the serene Choctawhatchee Bay right from its front porch. The seller is the original owner, adding to the allure of this residence. Step inside, and you'll be enamored by the open, split 3- or 4-bedroom floor plan featuring 10 ft. ceilings, crown moldings, 8 ft. doors, and elegant wood floors throughout. The heart of this home lies in its centrally located cook's kitchen, boasting newer Viking Stove, Thermador Ovens, and a Kitchen Aid refrigerator. The property offers ample parking and storage options with a 30x30 detached garage and an attached 2-car garage. The back covered patio extends your living space and allows you to enjoy an expansive privacy fenced yard. Moreover, you'll have easy access to the finest shopping, dining, entertainment, and top-notch schools in the area. To top it all off, a brand-new roof will be completed before the closing, ensuring you have nothing to worry about regarding the property's maintenance. Don't miss the opportunity to make this fantastic home your own!

35 Carolyn Lane was recently under a contingent contract where the buyer failed his financing. It appraised at \$920,000 twice. The first was for conventional financing and the second appraisal was for VA financing. This



home was also recently inspected when only minor issues were discovered and repaired. The 2006 roof is being replaced prior to closing. There has never been any water intrusion or roof issues. In Florida, insurers require it be replaced because of the roof's age. I can share the inspection report if you wish.

The homes right across the street are in the \$4,000,000 + range and the neighborhood continues to be built out with very few lots remaining. This bay view home has a timeless and popular floor plan, a full home generator, a rarely found detached 30x30 detached building and large private yard. Just cosmetic updating, like paint, hardware and fixtures could substantially add value. Adding a private pool in the back yard would truly make it perfect!

Built in 2006

Essential Information

MLS® #	928284
Sold Price	\$920,000
List Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,542
Acres	0.51
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	35 Carolyn Lane
Area	16 - North Santa Rosa Beach

Subdivision BAY PINE SHORES
City Santa Rosa Beach
County Walton
State FL
Zip Code 32459

Amenities

Amenities Pets Allowed
Utilities Electric, Gas - Natural, Gas - Propane, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable
Parking Spaces 5
Parking Garage Attached, Garage Detached, Oversized, See Remarks
of Garages 5

Interior

Interior Features Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Lighting Recessed, Pantry, Pull Down Stairs, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Woodwork Painted
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Refrigerator W/IceMk, Security System, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric
Heating Heat Cntrl Electric
Cooling AC - Central Elect, Ceiling Fans
of Stories 1

Exterior

Exterior Frame, Roof Dimensional Shg, Roof Pitched, Siding Vinyl, Slab, Stone, Trim Vinyl
Exterior Features Columns, Fenced Back Yard, Fenced Lot-Part, Fenced Privacy, Greenhouse, Porch, Rain Gutter, Satellite Dish, Sprinkler System, Workshop
Lot Description Cleared, Covenants, Interior, Level, Survey Available, Within 1/2 Mile to Water
Windows Double Pane Windows
Roof Roof Dimensional Shg, Roof Pitched
Construction Frame
Foundation Siding Vinyl, Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	389
Zoning	City, County, Resid Single Family
HOA Fees	125.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Quest Real Estate Services of Florida LLC
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