

\$445,000 - 45 Town Center Loop Unit 312, Santa Rosa Beach

MLS® #933449

\$445,000

0 Bedroom, 1.00 Bathroom, 367 sqft

Condominium on 0.00 Acres

GULF PLACE TOWN CENTER EAST CONDO, Santa Rosa Beach, FL

If you're looking for a high income-producing investment property on 30A with gulf views, private deeded beach access and a prime location on 30A, you've found the ONE! With a solid self-managed rental history of \$56K in 2022 and on track for \$60K in 2023, cap rate returns on this elegantly designed, coastal studio condo just make sense. Situated on the third floor of the popular Inn at Gulf Place east tower, this uniquely positioned corner unit has direct gulf views from both the balcony and side window, ushering in an abundance of natural light. New coastal-inspired furnishings, tranquil interior paint colors, modern flooring and bathroom updates. Accommodating up to four guests with a king bed and queen sleeper sofa, this fully furnished unit feels extra spacious and welcoming. All the modern amenities such as a mini-fridge, microwave and special coffee/wine bar makes this a perfect coastal retreat for a couple, single guests or family with kids. Easy access via elevators (or stairs) and cozy balcony overlooking the turquoise waters offers an enchanting respite from hustle and bustle of daily life hearkening true vacation vibes and relaxation.

This is one of the highest performing studio rentals in Gulf Place. Actuals (not projections) will reach \$60K in 2023. New hot water heater (2022), new split HVAC unit (2022) and updated bathroom (2022) make this a true turnkey, investment opportunity ideal as a



private beach retreat or vacation rental. Easy stroll to some of 30A's most popular hot spots including: Shunk Gulley, Perfect Pig, Shelby's Beach Bar, Sunrise Coffee shop, Pecan Jack's ice cream, and the new Papa Surf's Burger Bar. Don't miss the opportunity to own your own slice of paradise and top performing investment property on 30A! Please note: special assessment for building elevator improvements of \$407.08/monthly from November 2023 - February 2024 to be paid by seller. All rentals convey to new buyer if desired. Unit is sold fully furnished.

Built in 2001

Essential Information

MLS® #	933449
Sold Price	\$445,000
List Price	\$449,000
Bathrooms	1.00
Full Baths	1
Square Footage	367
Acres	0.00
Year Built	2001
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	45 Town Center Loop Unit 312
Area	17 - 30A West
Subdivision	GULF PLACE TOWN CENTER EAST CONDO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dumpster, Elevators, Laundry, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

Interior

Interior Features	Elevator, Floor Tile, Furnished - All, Plantation Shutters, Window Treatment All
Appliances	Fire Alarm/Sprinkler, Microwave, Refrigerator, Smoke Detector
Heating	Heat - Wall/Window
Cooling	AC - Window/Wall, Ceiling Fans

Exterior

Exterior	Roof Metal, Slab, Stucco, Trim Aluminum
Exterior Features	Balcony
Roof	Roof Metal
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	302
HOA Fees	627.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Corcoran Reverie SRB
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