

\$900,000 - 56 Spires Lane 15, Santa Rosa Beach

MLS® #935761

\$900,000

3 Bedroom, 4.00 Bathroom, 3,332 sqft
Attached Single Unit on 0.00 Acres

GULF PLACE AT SANTA ROSA BEACH, Santa Rosa Beach, FL

Remarkably close to the beach and Gulf Place attractions, this three-bedroom townhome offers the perfect base for enjoying the best of the beach and family fun within a short stroll. It also includes an income-producing first-floor commercial space, currently Cava and Cakes. Located on two floors above the commercial space, this beautiful unit has timeless hardwood flooring in the living and dining areas and tile flooring in the kitchen. Perch at the breakfast bar for smoothies and snacks while making plans for the day ahead. Take time to admire the newly installed cabinets and sleek granite countertops along with a farm-style sink and new stove. The kitchen and baths also have all-new plumbing fixtures, providing an updated finish. Spread out in the generous living room, which opens onto a private deck with peeks of the Gulf of Mexico, Gulf Place and green space. There's a half bath, laundry room and breakfast nook too. Upstairs, three bedrooms have soft new carpet underfoot and new tile flooring in the bathrooms. The 20-ft. by 12-ft. master bedroom is particularly attractive with two closets and a private balcony for enjoying views across the complex and green space. Granite countertops and a walk-in tiled shower grace the ensuite master bath while guests have a shower/tub combo, a new vanity and beautiful granite countertops in the second bathroom. This updated property has private parking, new HVAC (2021), access to three beach access points, tennis courts,



shuffleboard and three community pools nearby. There's plenty to keep you and your guests entertained when not shopping and dining in Gulf Place or watching live entertainment in the amphitheater. Sunset Coffee, Shunk Gulley and Vue On 30A will become your new fave restaurants and there are plenty of walking/bike paths for burning off the calories. This interesting investment opportunity allows you to enjoy a passive income from the commercial space and enjoy a well-located beach retreat, or let out the upper floors as a vacation rental for additional income.

Built in 1999

Essential Information

MLS® #	935761
Sold Price	\$900,000
List Price	\$999,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,332
Acres	0.00
Year Built	1999
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Other
Status	Sold

Community Information

Address	56 Spires Lane 15
Area	17 - 30A West
Subdivision	GULF PLACE AT SANTA ROSA BEACH
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Amenities Beach, Deed Access, Pool, Tennis, Dumpster, Short Term Rental - Allowed
Utilities Electric, Public Sewer, Public Water
Has Pool Yes
Pool Community

Interior

Interior Features Ceiling Crwn Molding, Breakfast Bar, Floor Tile, Floor WW Carpet
Appliances Dishwasher, Disposal, Dryer, Microwave, Smoke Detector, Washer, Fire Alarm/Sprinkler, Refrigerator W/IceMk, Stove/Oven Electric
Heating Heat Cntrl Electric
Cooling AC - Central Elect, Ceiling Fans
of Stories 3

Exterior

Exterior Stucco, Roof Metal, Slab
Exterior Features Balcony
Windows Double Pane Windows
Roof Roof Metal
Foundation Slab

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 287
Zoning Resid Single Family, Commercial, See Remarks
HOA Fees 1803.00
HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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