

# \$1,599,000 - 10140 E Co Hwy 30a 31, INLET BEACH

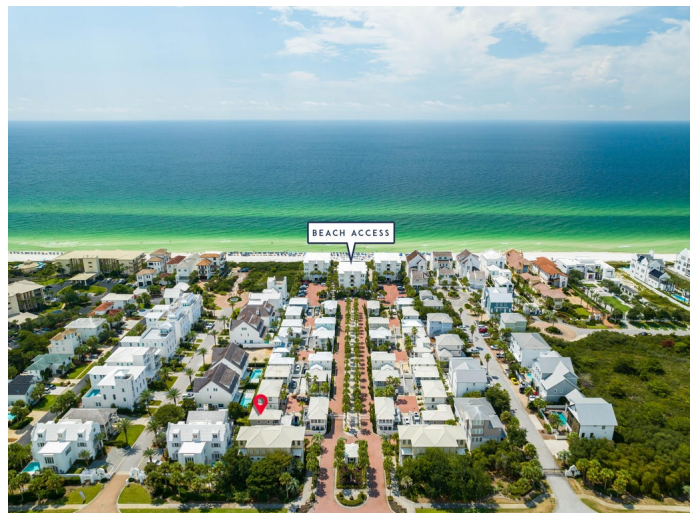
MLS® #932068

## \$1,599,000

2 Bedroom, 3.00 Bathroom, 1,230 sqft  
Detached Single Family on 0.00 Acres

### SUNSET BEACH, INLET BEACH, FL

Located south of 30A in the gated Sunset Beach community, this two bedroom, three bath home is the ideal beach retreat. Just steps from the beach, and walking distance to both Alys and Rosemary Beach, this property features extensive upgrades and is being sold fully furnished and rental ready. The open floor plan maximizes its 1230 square feet, with the private courtyard offering a pleasant extension to the living space. Recent updates to Sunset Beach #31 include: new HVAC (2022), all new furnishings, rugs, ceiling fans, and decor, new paint throughout, refinished wood flooring, parking and patio refresh with new pavers and rain gutters, new washer/dryer (2023), and kitchen update including new countertops, backsplash, sink, faucet, Bosch dishwasher (2023), refrigerator (2023), stove READoven (2022), and removal of small pantry that has been replaced with a coffee bar with additional storage, wine fridge, and unique tile backsplash. The first floor features ample light throughout the open concept living, dining, and kitchen areas, and a full bath is available for guests on the first level, as well as easily accessible laundry for all the beach towels. The second level features two bedrooms, one with a king bed and the other with full over full bunks, and each with en suite baths and private balconies. The covered guest balcony is the ideal spot for morning coffee with glimpses of the emerald Gulf waters. The newly paved and landscaped courtyard features an outdoor dining space, outdoor



shower, grill, plus room for your bikes as well as parking for two vehicles. The private Sunset Beach community is guarded and gated with deeded beach and an oversized Gulf front pool! This property is turn-key, and would make an ideal second home or rental investment property.

Built in 2003

**Essential Information**

MLS® #	932068
Price	\$1,599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.00
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	10140 E Co Hwy 30a 31
Area	30A East
Subdivision	SUNSET BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

**Amenities**

Amenities	Beach, Deed Access, Gated Community, Pool, Waterfront, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Has Pool	Yes

Pool                      Community, Private

**Interior**

Interior Features      Floor Hardwood, Floor Tile, Furnished - All, Newly Painted, Owner's Closet, Washer/Dryer Hookup, Window Treatment All

Appliances              Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Wine Refrigerator

Heating                  Heat: Central Electric

Cooling                  A/C: Central Electric, Ceiling Fans

# of Stories              2

**Exterior**

Exterior                  Roof Metal

Exterior Features      Balcony, Fenced Privacy, Patio Open, Shower, Rain Gutter

Lot Description        Covenants, Dead End, Restrictions, Sidewalk, Within 1/2 Mile Of Water

Roof                      Roof Metal

**School Information**

Elementary              VAN R. BUTLER

Middle                   EMERALD COAST

High                      SOUTH WALTON

**Additional Information**

Zoning                   Residential Single Family

HOA Fees                955.00

HOA Fees Freq.        Quarterly

**Listing Details**

Listing Office           Rosemary Beach Realty LLC

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