\$1,250,000 - 156 Emerald Dune Cir, SANTA ROSA BEACH

MLS® #944948

\$1,250,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft Detached Single Family on 0.04 Acres

OLD FLORIDA COTTAGES, SANTA ROSA BEACH,

Whether for investment purposes or serene getaways, 'Turtle Sundae' offers the perfect blend. Don't miss out on this exceptional opportunity on the Southside of 30A, priced to sell. Escape into unobstructed Gulf views and the tranquil melody of waves from your own backyard! With a strong rental track record, 2023 has already secured \$100K in bookings, with some owner usage included. 2024 has started booking out the fall break and are sitting at \$87K to date. This fully furnished turn-key Florida Cottage vacation rental, known as 'Turtle Sundae,' is a rental sensation. Featuring new AC units, 3 bedrooms, and 3 baths, this charming 30A cottage includes 4 balconies, with rear views that captivate. Tucked at the street's end for added seclusion, yet just 0.2 miles from Highway 30A. Enjoy easy access to eateries, shops, golf courses, and a brief stroll to the beach.

Built in 1999

Essential Information

MLS® # 944948

Price \$1,250,000

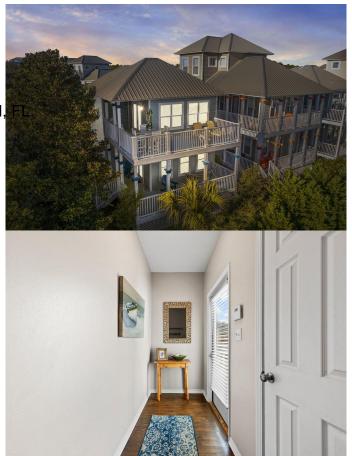
Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,572

Acres 0.04





Year Built 1999

Type Detached Single Family
Sub-Type Detached Single Family

Style Florida Cottage

Status Active

Community Information

Address 156 Emerald Dune Cir

Area 30A West

Subdivision OLD FLORIDA COTTAGES

City SANTA ROSA BEACH

County WALTON

State FL

Zip Code 32459

Amenities

Amenities BBQ Pit/Grill, Pets Allowed, Pool, Short Term Rental - Allowed, TV

Cable Available

Utilities Public Sewer Available, Public Water Available

Water View GULF Has Pool Yes

Pool Community, Private

Interior

Interior Features Breakfast Bar, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished

- All, Pantry, Split Bedroom, Washer/Dryer Hookup, Owner's Closet

Appliances Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven

Electric, Washer

Heating Heat: Central Electric
Cooling A/C: Central Electric

of Stories 2

Exterior

Exterior Foundation On Pilings, Roof Metal

Exterior Features Balcony, Deck Open, Fenced Back Yard, Porch Covered, Porch Open,

Shower

Lot Description Within 1/2 Mile Of Water, Dead End Roof Foundation On Pilings, Roof Metal

Foundation Foundation On Pilings

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees Green 3900.00 HOA Fees Freq. Annually

Listing Details

Listing Office LPT Realty LLC

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