

# \$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, FL

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	3900.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	LPT Realty LLC
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