

# \$1,010,000 - 161 Ventana Blvd, SANTA ROSA BEACH

MLS® #953655

## \$1,010,000

4 Bedroom, 5.00 Bathroom, 3,422 sqft  
Detached Single Family on 0.10 Acres

VENTANA DUNES, SANTA ROSA BEACH, FL

Superbly located in the heart of lovely Blue Mountain Beach, this recently renovated home comes fully furnished and rental ready. It even includes a golf cart for getting around the peaceful neighborhood. The architectural style makes a great first impression from the cobblestone driveway. A shady, covered porch welcomes visitors with traditional white rockers and tubs of greenery. Porches on the upper floors are perfect for catching the breeze. The hallway opens into a light and airy living space that makes a perfect hub for family living and entertaining. The generous open floor plan has new wood-effect LVP flooring and ample natural light. Put your feet up on the curved sectional sofa and chat with family or friends or watch a favorite movie together. There's a formal dining area complementing the handy breakfast nook next to the newly renovated kitchen. A half-wall defines the newly renovated kitchen and there's a full range of stainless appliances and ample storage in the butler's pantry. A second TV room provides a quiet retreat along with a fully equipped game room for table sports lovers. The low-maintenance garden with grilling deck is a charming place to catch the sun or relax while amateur chefs man the barbecue. The community has a shared pool and the sugar-white sandy beach is easy to reach by golf cart or on foot. Set in a quiet residential area close to the beach, this is a great primary home for making memories together with coffee shops, restaurants and amenities



nearby. Fully furnished, it's equally attractive as a vacation rental investment.

Built in 2000

### **Essential Information**

MLS® #	953655
Price	\$1,010,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,422
Acres	0.10
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

### **Community Information**

Address	161 Ventana Blvd
Area	30A West
Subdivision	VENTANA DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pool
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Tray/Cofferd, Floor Tile, Floor Vinyl, Floor WW Carpet, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Renovated, Wet Bar,
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	Window Bay
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Freezer
Heating	Heat: Central Electric, Heat: Two Or More
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Fenced Back Yard, Patio Covered, Porch Covered, Shower, Renovated
Lot Description	Level, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	90.67
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Scenic Sotheby's International Realty
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