

# \$939,000 - 17 Sunset Key Ct, INLET BEACH

MLS® #955839

## \$939,000

4 Bedroom, 4.00 Bathroom, 2,092 sqft  
Detached Single Family on 0.07 Acres

### SUNSET KEY COTTAGES, INLET BEACH, FL

Luxurious coastal modern home in the boutique Sunset Key Cottages community, just a short walk to Inlet Beach! This newly built, fully furnished craftsman-style residence boasts 4 bedrooms, including two master suites, and a spacious, open design. Features include hardwood floors, quartz countertops, and crown molding. Ideal as a high-income rental or a serene second home, with existing rental income and agreements in place. Enjoy the largest beach access in 30A, and nearby shopping and dining at Rosemary Beach and 30Avenue. Experience the ultimate beach lifestyle with every amenity at your fingertips! Don't miss the chance to own a piece of paradise on the Emerald Coast. Contact us today to schedule a viewing and experience the unparalleled lifestyle this property has to offer! Welcome to this exquisite coastal modern home located in the exclusive community of Sunset Key Cottages, a hidden gem in Inlet Beach. Just a brief walk from the expansive Inlet Beach Access, this property provides the ultimate beachside living experience. Newly constructed and designed with a craftsman style, the residence is offered fully furnished and turn-key ready, perfect for those looking for a rental investment, a second home, or a primary residence by the sea.



### Property Highlights:

Bedrooms: 4

Total Baths: 4 (3 full, 1 half)

Design: Craftsman Style

Stories: 2

Year Built: 2021

Occupancy Status: Vacation Rental

Immediate Occupancy: Yes

This stunning home features an airy, open-concept layout that enhances the natural light and creates a warm, inviting atmosphere. The interior is adorned with hardwood floors, elegant quartz countertops, and detailed crown molding, exuding a sense of modern luxury. The property includes two master suites, both with luxurious ensuite baths, providing comfort and privacy. One master suite is conveniently located on the ground floor, ideal for guests or those preferring single-level living.

Interior Features:

**Hardwood Floors:** Throughout the home, offering durability and timeless beauty.

**Quartz Countertops:** In the kitchen and bathrooms, adding a touch of elegance and ease of maintenance.

**Crown Molding:** Enhances the architectural detail and sophistication of the space.

**Spacious Bedrooms:** Including two master suites with king beds, a guest room with two full-size beds, and a kid-friendly room with six bunk beds.

**Additional Sleeping Arrangements:** Three air mattresses are provided, accommodating larger groups or families.

The home's design and furnishings reflect a casual yet refined beach aesthetic, making it perfect for those seeking a stylish yet relaxed lifestyle. The open kitchen is equipped with modern appliances, including a gas stove, refrigerator, microwave, and dishwasher, all complemented by an island that provides additional seating and counter space.

Recessed lighting throughout the home creates a warm ambiance, while large windows allow for abundant natural light and views of the surrounding landscape.

#### Community and Location:

Inlet Beach is renowned for its pristine white sand beaches, emerald green waters, and vibrant local community. This area offers a blend of natural beauty and modern conveniences, making it a desirable destination for vacationers and residents alike. The Sunset Key Cottages community provides a peaceful retreat, while the proximity to 30Avenue, Rosemary Beach, and Seacrest Beach ensures access to a variety of shopping, dining, and entertainment options.

#### Local Attractions:

**Inlet Beach Public Access:** Known for being the largest unrestricted beach access point in the 30A area, it features full facilities including showers, restrooms, and lifeguards, making it a family-friendly choice.

**30Avenue:** An upscale shopping and dining destination, offering everything from gourmet eateries to boutique stores. Highlights include The World Famous Donut Hole and Shades Restaurant.

**Rosemary Beach Town Center:** A charming area with a European flair, perfect for strolling, shopping, and dining.

**Alys Beach:** Notable for its stunning architecture and pristine white streets.

**Camp Helen and Deer Lake State Parks:** Great for outdoor activities such as hiking, fishing, and bird-watching.

#### Dining Highlights:

The region boasts some of the finest restaurants, including The Pearl, Pescado Seafood and Rooftop Bar, Restaurant Paradis,

Amici 30A Italian Kitchen, and Cuvee 30A, offering a range of culinary delights to suit all tastes.

#### Investment Potential:

This property is not only a beautiful home but also a lucrative investment opportunity. It has demonstrated excellent rental income potential and comes with existing rental agreements, ensuring a smooth transition for new owners looking to capitalize on the booming vacation rental market in the area. The home's strategic location, combined with its high-quality construction and appealing design, make it a sought-after rental property that promises to deliver strong returns.

#### Additional Features:

**Construction/Siding:** Durable metal roofing and cement fiberboard siding ensure longevity and low maintenance.

**Outdoor Spaces:** Enjoy a spacious porch, perfect for relaxing after a day at the beach, and an outdoor shower for convenience.

**Utilities:** The home is equipped with modern utilities including central electric AC, natural gas, and access to public sewer and water systems.

**Energy Efficiency:** Ceiling fans throughout the home help maintain a comfortable indoor climate.

This home is a rare find in the Inlet Beach area, combining luxury, convenience, and investment potential. Whether you are looking for a primary residence, a vacation getaway, or a rental property, this home offers everything you need and more. Don't miss the chance to own a piece of paradise on the Emerald Coast. Contact us today to schedule a viewing and experience the unparalleled lifestyle this property has to offer!

Built in 2021

## Essential Information

MLS® #	955839
Price	\$939,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,092
Acres	0.07
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

## Community Information

Address	17 Sunset Key Ct
Area	30A East
Subdivision	SUNSET KEY COTTAGES
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

## Amenities

Amenities	BBQ Pit/Grill, Beach, Short Term Rental - Allowed
Utilities	Public Sewer Available, Public Water Available, Electric Available, Gas - Natural, TV Cable Available
Pool	Community, Private

## Interior

Interior Features	Kitchen Island, Lighting Recessed, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Microwave, Oven:Self Cleaning, Dryer, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

# of Stories 2

## Exterior

Exterior Roof Metal, Siding CmntFbrHrdBrd  
Exterior Features Porch Covered, BBQ Pit/Grill, Patio Open, Shower  
Lot Description Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile Of Water  
Roof Roof Metal

## School Information

Elementary VAN R. BUTLER  
Middle Seaside  
High SOUTH WALTON

## Additional Information

Zoning Residential Single Family  
HOA Fees 100.00  
HOA Fees Freq. Monthly

## Listing Details

Listing Office EXP Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325  
Listing information last updated on July 31st, 2024 at 1:15am CDT