

\$459,000 - 179 S County Hwy 393 Unit #446, SANTA ROSA BEACH

MLS® #955750

\$459,000

1 Bedroom, 1.00 Bathroom, 837 sqft
Condominiums on 0.00 Acres

Pinewood 30A, SANTA ROSA BEACH, FL

Like new condo at Pinewood 30A in Santa Rosa Beach on Highway 393 South! This one-bedroom condo is a second home that has just recently been placed on the Benchmark rental program with rental projections of \$38K- \$45K. Known as 'Sunset Serenity' and is located in building four (which is next to the clubhouse with the amenities), on the premium fourth floor (which is the top floor) and is one of the largest one-bedroom floor plans at 837 square feet. Beautifully decorated, has quartz countertops, wired for surround sound, stainless steel farm sink and appliances. Located in a quiet location but close to many area restaurants like Pazzo's Italian, Down Island, Shunk Gulley, The Perfect Pig, The Vue, and Pappa Surf Burgers and the Ed Walline beach access at Gulf Place! HOA fees include cableTV, internet, pest control, trash, water, sewer and one parking space. Current amenities include a zero-entry heated pool, hot tub, and a workout facility with spa like bathrooms with showers. Holiday Lifestyle Concierge is available to handle all your needs such as access to the beach shuttle, bike rentals, beach chairs, bonfire setups, and grocery delivery. Developer states that future amenities will include a full-service restaurant, coffee shop and grocery store. The developer also has plans for future services like valet for the restaurant, plugs for golf carts and electric vehicles, front gate at the entrance, and future natural gas hook ups. This unit is being sold



furnished with a few exceptions. Each unit & hallways have fire suppression systems that are controlled by a central fire panel that is monitored by Advanced Fire Protection Services with a direct link to the South Walton Fire District. Hot water heater and interior AC unit is in hallway and does not take up any room in the condo! Lenders available to finance your loan! See floor plan, all condo documents, and beach shuttle schedule under the document tab.

Built in 2022

Essential Information

MLS® #	955750
Price	\$459,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	837
Acres	0.00
Year Built	2022
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	179 S County Hwy 393 Unit #446
Area	30A West
Subdivision	Pinewood 30A
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities Dumpster, Exercise Room, Pets Allowed, Pool, Short Term Rental - Allowed, TV Cable Available

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Vinyl, Furnished - All, Newly Painted, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator, Refrigerator W/Ice Maker, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Block, Siding Brick All, Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Hot Tub, Pool - Heated, Pool - In-Ground, Porch Open, Sprinkler System
Roof	Block, Roof Metal
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	509.73
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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 29th, 2024 at 7:15pm CDT