

\$2,450,000 - 18 Playalinda Ct, SANTA ROSA BEACH

MLS® #956732

\$2,450,000

5 Bedroom, 5.00 Bathroom, 2,708 sqft
Detached Single Family on 0.08 Acres

COTTAGES AT EASTERN LAKE, SANTA ROSA BEACH, FL

Welcome to this exquisite home, masterfully designed by Modern Heritage Luxury Properties in the heart of Seagrove. This fully renovated residence now offers 5 bedrooms & 4.5 baths with an added addition of a 710 square foot apartment, perfect for guests or rental income. You can rent this separately to a long or short term tenant, or together with the main home. The interior showcases high-end finishes, with all new appliances, masterful trim details and luxurious marble & Quartzite countertops. Step outside to discover a beautifully appointed outdoor entertaining space complete with a hot tub, covered patio deck & open air hammock for prime relaxation. Every detail has been meticulously crafted to blend modern elegance with functional luxury, providing an exceptional living experience! This home just had an impressive update and offers better curb appeal with the new paver driveway, thicker columns, new landscaping and brand new staircase entry. The new staircase is a fantastic improvement and makes the home more functional than the previous "front door" entry from the balcony. There is a beautiful foyer now with a shiplap accent wall. Elegant, new oak flooring extends throughout the main home and new luxury vinyl to match downstairs. The kitchen is now more expansive and offers new stainless steel appliances including a 6-burner Z-line gas range with pot filler and custom hood, plentiful cabinetry, elegant backsplash and stunning



Quartzite island with a wine fridge & additional beverage fridge. The updated lighting and natural stone countertops truly are a central focal point for the home. The open plan and natural light create a warm ambiance and makes entertaining easy. Interior was updated with fresh paint throughout and beautiful details like 8" baseboards, seamless transitions, upscale trim around windows & doors, new electric blinds, fans & lighting. Just off the kitchen and dining area is a fantastic balcony with new doors, paint and lighting and is the perfect spot to unwind. This home is being sold fully furnished and decorated with new upscale furniture and also includes the smart TVs. The updated laundry room now has storage, Quartz countertops, new washer & dryer and unique stone flooring that matches the downstairs mud room. The primary is conveniently on the main level and offers great nature views. Being on the back row of the community, you back up to the WaterSound West Beach tree buffer. The primary also offers a large walk-in closet with custom cabinetry, and luxurious ensuite bathroom with marble countertops & floors, double vanity and expansive walk-in shower with gorgeous 5x5 handmade tiles that vary between matte and gloss finish for a unique aesthetic. New fixtures and glass surround to finish this out with penny tile flooring & niche. The stairwell features new treads and custom accent moulding that is sure to impress. The upper level encompasses a second primary with a private balcony, and two additional bedrooms, one with custom bunks that blend seamlessly with the trim. The hallway has been opened up and a new coffee nook added for additional storage and functionality. The two guest bathrooms are complete with marble vanities and flooring.

On the exterior is a charming custom built surfboard shower idea for rinsing off after the

beach. This is right by the welcoming apartment entrance, which is a phenomenal addition. There is a still a 2-car garage and a great mudroom entrance with storage. This apartment (ADU) offers a full kitchen, living room, bed & bath with large sliders to a great entertainment deck. The apartment feels very spacious with an open plan and 9.5 foot ceilings. The living area offers a sleeper sofa for extra sleeping capacity and the property is also being sold fully furnished and decorated. The kitchen features plenty of storage, new stainless appliances and tile backsplash. The Quartz breakfast bar is ideal for casual dining and has new lighting above and a wine fridge. There is a charming built-in laundry area with custom barn door, a king bedroom and new smart TVs. No expense was spared with the full size bathroom featuring a Quartz vanity, new fixtures and built-in shelving. The walk-in shower is generously sized and features exquisite handmade tile with gloss and matte finish creating nice texture, built-in bench and glass surround. The new gazebo with metal roof is a great addition for the backyard entertainment area. Enjoy covered dining a'la carte under the gazebo, the new hot tub under the stars, or open air seating areas. A paver pathway from the deck brings you to the apartment or front of the home and is surrounded by fresh landscaping.

The Cottages at Eastern Lake offers an incredible community pool that is perfect for swimming laps and has a shallow area for the kids. This is gated and encompasses bathrooms and you are just over a half mile to the Walton Dunes beach access. You also have the Eastern Lake boat launch just across the street if you enjoy boating, fishing, or paddling on this rare coastal dune lake. The Eastern Lake Beach access is also within a mile. The new Greenway Station is a nearby hub for dining, shopping and entertainment

and Old Florida Fish House and Beachy Bean Coffee is easily within walking distance. Not only are you in close vicinity to many attractions you are also just a short bike or golf cart ride to Seaside and The Big Chill. Seagrove is nestled between three state parks (Grayton Beach State Park, Point Washington State Forest, and Deer Lake State Park) so the natural beauty is endless! This is a prime location and an even more exceptional property that will stand apart from the rest.

Built in 2012

Essential Information

MLS® #	956732
Price	\$2,450,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,708
Acres	0.08
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	18 Playalinda Ct
Area	30A East
Subdivision	COTTAGES AT EASTERN LAKE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Pets Allowed, Pool, Short Term Rental - Allowed
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Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground, Gas - Natural
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Tile, Furnished - All, Lighting Recessed, Newly Painted, Shelving, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted, Floor Marble, Owner's Closet, Renovated
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Siding Shake
Exterior Features	Balcony, Deck Open, Fenced Lot-Part, Porch Open, Shower, Sprinkler System, BBQ Pit/Grill, Columns, Deck Covered, Guest Quarters, Hot Tub, Renovated, Separate Bldg Rent
Lot Description	Cul-De-Sac, Level, Aerials/Topo Available, Within 1/2 Mile Of Water
Roof	Roof Metal

School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	750.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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