

\$1,380,000 - 206 Matt's Way, SANTA ROSA BEACH

MLS® #957555

\$1,380,000

4 Bedroom, 4.00 Bathroom, 2,220 sqft
Detached Single Family on 0.09 Acres

LAKESIDE AT BLUE MOUNTAIN BEACH, SANTA ROSA BEACH, FL

This beautiful home in Lakeside at Blue Mountain Beach checks the boxes for full-time living, second home, or a rental-investment property. It is tucked away in a quiet neighborhood, but just a half of a mile to the Blue Mountain Regional Beach Access which has restrooms and parking. This community has a large community pool. The home conveys with a six seat passenger golf cart. With proven rental history and repeat guests and future bookings, this newer 2019 home has lower cost to own because it is to higher current standards. Performance on gross rental income: 71K 3/22-12/22; 87K 2023 with 21 days of owner use; 2024 current 58K as of 1/1/24-7/13/24; and 19K on books 7/20/24-12/31/24 as of 7/13/24, with more dates open to book. Welcome to this luxurious two-story beach house located in the serene, gated community of Lakeside at Blue Mountain Beach. With four bedrooms and three-and-a-half bathrooms, this stunning home offers 2,220 sq ft of living space. Adorned with Carrara Grigio quartz countertops, the kitchen boasts upgraded KitchenAid stainless steel appliances, a large pantry, a built-in butler's cabinet, and a spacious island. An open floor plan allows for great entertainment space in the living, dining, and kitchen areas. Enjoy the charm of wood shiplap, designer lighting, and hardwood flooring throughout.

The contemporary coastal decor adds a



unique touch to every corner. A guest room with a full bath and an additional half bath on the main level provides convenience and privacy for guests. The second-floor primary suite features a king bed, a daybed with a trundle, and a private balcony. The en suite bathroom includes dual vanities, a separate soaking tub, an oversized shower along with a custom-built walk-in closet. A queen guest bedroom and a bunk bedroom with a full-over-full bunk bed and trundle are also located on the second floor, along with a shared guest bathroom and a large laundry room.

Two front porches and a back patio offer ample opportunities for relaxed outdoor living. A carport with three parking spaces and an additional storage closet provide practicality and convenience. A gas grill, outdoor seating area, and an outdoor shower area make this home perfect for entertaining and enjoying the coastal lifestyle. With Redfish Village nearby, local restaurants, a bakery and coffee shops will make your morning walk complete.

Built in 2019

Essential Information

MLS® #	957555
Price	\$1,380,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,220
Acres	0.09
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status Active

Community Information

Address 206 Matt's Way
Area 30A West
Subdivision LAKESIDE AT BLUE MOUNTAIN BEACH
City SANTA ROSA BEACH
County WALTON
State FL
Zip Code 32459

Amenities

Amenities Community Room, Gated Community, Pets Allowed, Pool, TV Cable Available
Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Carport: Attached, Covered, Carport
Has Pool Yes
Pool Community

Interior

Interior Features Breakfast Bar, Ceiling Tray/Cofferd, Floor Hardwood, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All, Built-In Bookcases, Ceiling Crwn Molding, Furnished - Some
Appliances Dishwasher, Disposal, Dryer, Microwave, Refrigerator, 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, Foundation Slab On Grade
Exterior Features Balcony, Patio Open, Porch Covered, Shower, Sprinkler System
Lot Description Level, Sidewalk, Survey Available, Within 1/2 Mile Of Water, Covenants, Restrictions
Windows Double Paned Windows
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	400.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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