

# \$1,595,000 - 21 Mallard Ln, SANTA ROSA BEACH

MLS® #956297

## \$1,595,000

4 Bedroom, 4.00 Bathroom, 2,520 sqft  
Detached Single Family on 0.00 Acres

### CESSNA LANDING, SANTA ROSA BEACH, FL

Live the bay lifestyle in this beautiful coastal home, within the private gated community of Cessna Landing. Unparalleled location on the Choctawhatchee Bay, only 3 miles to Gulf Place and 30A's white sandy beaches. This well-appointed waterfront residence embodies a uniquely quaint ambiance where coastal nature abounds. It boasts breathtaking porch views, stretching the full width of the home on every level, providing versatile outdoor living and entertainment space. The expansive backyard banks down to your own private boat dock and Hi Tide Boat lift, perfect for boating recreation and soaking in the sunsets and stillness overlooking Hogtown Bayou. Along with ample parking, the residence offers a garage spanning the entire first-level, with parking up to 3 vehicles and ample storage providing the perfect place for housing water toys or hosting an indoor gym. Designed to take full advantage of its scenic bay views, this retreat includes a generous open floor plan featuring 18 ft. sliding doors leading to the outdoor deck introducing plenty of warmth and daylight into the main living spaces. Wake up to beautiful sunrises each morning, impressive views to be enjoyed from your bed in the primary suite. The retreat also features three additional guest rooms, one sitting on the main level away from the others offering a private oasis and its own direct porch access. A wood-burning fireplace, charming cottage trim, exquisite flooring, and wired sound system throughout complete this one-of-a-kind



waterfront residence. The serene neighborhood of Cessna Landing features a gated entrance, well-lit streets, a community pool, and a private dock, offering everything you need and more for the ultimate waterfront living experience.

Built in 2015

### Essential Information

MLS® #	956297
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,520
Acres	0.00
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	21 Mallard Ln
Area	North Santa Rosa Beach
Subdivision	CESSNA LANDING
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Dock, Fishing, Gated Community, Pool, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Phone Available
Parking	Garage: Attached
Is Waterfront	Yes

Waterfront	Bayou
Water View	BAY, Bayou
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Fireplace, Floor Hardwood, Floor WW Carpet, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings
Exterior Features	Balcony, Dock, Porch Covered, Shower
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile Of Water
Roof	Roof Metal, Foundation On Pilings
Foundation	Foundation On Pilings

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	600.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Coastal Luxury
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