

# \$2,275,000 - 295 Elm St, SANTA ROSA BEACH

MLS® #953661

## \$2,275,000

6 Bedroom, 7.00 Bathroom, 3,209 sqft  
Detached Single Family on 0.15 Acres

### GULF SHORE MANOR, SANTA ROSA BEACH, FL

With guaranteed rental income and below-market financing, this property is undoubtedly one of the best investment opportunities along 30A. The projected income is \$233k-\$288k and the seller guarantees a minimum of \$180,000 in rental income for 2025! Plus the seller is offering a special financing incentive at 5.5% APR on a 30-year fixed-rate mortgage for qualified buyers. The home, outdoor amenities and furnishings are nearly all new or recently remodeled making this the ultimate turn-key luxury second home or short term rental investment. Prime Location with deeded beach access! Nestled in the coveted Gulf Shore Manor neighborhood of Seagrove in close proximity to Seaside, this property offers the largest expanse of both deeded and public beach access with parking along 30A. Guests will love the easy walking or biking distance to Seaside. With recent concerns about private beach restrictions, Gulf Shore Manor is protected by their court awarded deeded beach use rights. Another bonus is no HOA dues or HOA restrictions. The nearest beach access with parking, San Juan, is just four blocks away. Guests also enjoy the included golf cart and a dozen bikes for effortless transportation of beach gear. Parking is often a challenge in vacation rentals, but this property accommodates five vehicles plus a golf cart, making it highly desirable! With a main house and a guest house, both featuring full kitchens and living areas, this home is perfect for multiple families



vacationing together, family reunions, corporate retreats, and groups of friends. And with a sleeping capacity of 21+ people it commands a premium nightly rate.

Outdoor amenities: The private heated pool, spa, gas grill, private dining patio, and fully screened upper porch are popular outdoor amenities.

Recently remodeled: The entire guest house, landscaping, pool, and master bathroom have all been expertly installed or remodeled by the current owners within the last few years with the balance of the main house remodeled recently as well. The entire exterior was just painted so the new owners can immediately enjoy making memories in this amazing beach home while your short term renters pay the bill.

Elegant Design and Layout: The main house boasts a gorgeous kitchen with timeless bespoke shaker style cabinetry, dining area, great room, screened porch, and master bath on the upper level. The great room features vaulted ceilings with tongue-and-groove details. The master bathroom was remodeled in spring 2024 with a luxury carrara marble shower as the centerpiece. The main floor includes two private bedrooms with ensuite baths, a large bunk room with two sets of queen-over-queen bunks and trundle (sleeping 10), another hallway bathroom, and a kids' game room with video games, a sofa, TV, and built-in twin bunks.

The guest house features another living area, full kitchen, mini bunk with twin over twin bunks, a full bathroom, queen bedroom, and a master suite with full bathroom. The guest room was completely remodeled top to bottom in 2021. Be sure and view the Matterport virtual tour and floorplans.

This stunning, fully furnished property includes a professionally designed website at [elmbythesea.com](http://elmbythesea.com) for direct bookings, in

addition to listings on Airbnb, VRBO, and more. High cash flow and beautiful included furnishings make it an irresistible investment. Don't miss this unparalleled coastal paradise! Embrace the essence of luxury, convenience, and extraordinary investment potential in your own dream oasis. Act now and secure your place in one of 30A's most desired communities.

Built in 2007

### **Essential Information**

MLS® #	953661
Price	\$2,275,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,209
Acres	0.15
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	295 Elm St
Area	30A East
Subdivision	GULF SHORE MANOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pool, Deed Access, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV

Cable Available, Private Well

Has Pool

Yes

Pool

Private, Pool - In-Ground, Community

### Interior

Interior Features

Breakfast Bar, Ceiling Beamed, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Vaulted, Floor Hardwood, Floor Tile, Furnished - All, Guest Quarters, Lighting Recessed, Pantry, Shelving, Window Treatment All, Skylight(s), Woodwork Stained

Appliances

Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer

Heating

Heat: Two Or More, Heat: Central Electric

Cooling

A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans

# of Stories

2

### Exterior

Exterior

Frame, Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Trim Wood

Exterior Features

BBQ Pit/Grill, Fenced Privacy, Lawn Pump, Patio Open, Separate Living Area, Balcony, Columns, Deck Open, Pool - In-Ground, Porch Open, Renovated, Separate Bldg Rent

Lot Description

Within 1/2 Mile Of Water

Windows

Double Paned Windows

Roof

Roof Metal

Construction

Frame

Foundation

Foundation Slab On Grade

### School Information

Elementary

Dune Lakes

Middle

EMERALD COAST

High

SOUTH WALTON

### Additional Information

Zoning

Residential Single Family

HOA Fees

0.00

### Listing Details

Listing Office

Fathom Realty FL 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 6th, 2024 at 7:00pm CDT