

# \$875,000 - 298 Ventana Blvd, SANTA ROSA BEACH

MLS® #952860

## \$875,000

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Detached Single Family on 0.10 Acres

VENTANA DUNES, SANTA ROSA BEACH, FL

Priced to sell! This charming 30A beach home is being sold fully furnished & turnkey: The property would be a perfect full-time residence, rental investment property or second home.

The location is hard to beat thanks to three nearby beach accesses, enabling you to spend beautiful days on 30A's pristine beaches. Plus, you have easy access to Redfish Lake & Draper Lake, where you can paddle board, kayak, fish, etc. The Ventana Dunes neighborhood community pool is just a minute away, and nearby attractions include: Grayton Beach, WaterColor, Seaside, Gulf Place, Dune Allen Beach, Topsail State Park and the Santa Rosa Golf & Beach Club. The main floor of this home features a warm & welcoming open-concept floor plan & a spacious bedroom. The second floor boasts two more bedrooms, including another large bedroom with a private balcony. Above it all, find a third-floor loft space, that could be turned into a multi-bunk-bed room or bonus room as well as a rooftop terrace that's perfect for getting a little sun and watching spectacular 30A sunsets! The kitchen is open to the dining area and living room providing plenty of space for entertaining. The first floor laundry room includes a newer LG washer and dryer. The exterior features manicured landscaping, a welcoming front porch and a covered back patio. There is also a separate grilling area, ample storage space and an outdoor shower.



The Ventana Dunes neighborhood is known for its low HOA fees and offers a tranquil community pool--perfect for relaxing after a fun-filled day at the beach. The location is ideal for a scenic bike ride along 30A or a busy day enjoying the many shops, restaurants and attractions nearby, including the popular Mimmo's Italiano, local-favorite Basmati's Asian Cuisine, Local Catch, Cafe Tango, Blue Mountain Beach Creamery and an array of additional offerings in Blue Mountain Beach and Grayton Beach. Don't miss this terrific opportunity to own a beautiful home in the heart of 30A!

(Buyer to verify all dimensions, fees & written information)

Built in 2001

### **Essential Information**

MLS® #	952860
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,650
Acres	0.10
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	298 Ventana Blvd
Area	30A West
Subdivision	VENTANA DUNES
City	SANTA ROSA BEACH
County	WALTON

State FL  
Zip Code 32459

### Amenities

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

### Interior

Interior Features Furnished - All  
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer  
Cooling A/C: Central Electric  
# of Stories 3

### Exterior

Exterior Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade  
Exterior Features Balcony, Deck Covered, Patio Covered, Porch Covered, Sprinkler System, Yard Building  
Lot Description Covenants, Within 1/2 Mile Of Water  
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 1250.00  
HOA Fees Freq. Annually

### Listing Details

Listing Office Keller Williams Realty SRB

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Listing information last updated on July 1st, 2024 at 2:30pm CDT