\$1,537,999 - 3 Grande Ave, SANTA ROSA BEACH

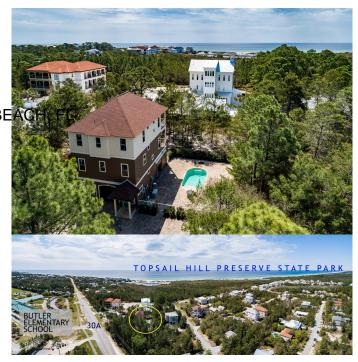
MLS® #945096

\$1,537,999

4 Bedroom, 3.00 Bathroom, 2,858 sqft Detached Single Family on 0.32 Acres

BEACH VIEW HEIGHTS UNREC, SANTA ROSA BEACH

PRICE REDUCED! This is the owner speaking directly to you 'potential purchasers'. My realtor is a great guy but hasn't lived in my home for the past 14yrs. He can tell you why this end of 30a is the best part because he only lives a few hundred yards away but he doesn't know the specifics of living in THIS HOUSE; how the swimming pool is in the shade until noon during the hot days of Summer (we would do Yoga by the pool in the morning) and how by 4:30 it is shaded again by the tall trees on the West allowing you to enjoy happy hour at the ground level bar. He doesn't know what it's like to watch a sunset from the 3rd floor balcony or a meteor shower. Or what its like to drive up and find eight deer in your yard. He knows its a 5min walk/bike ride to the beach access/Stallworth Lakor. Topsail State Nature Preserve but he doesn't know how quiet it is living at a dead end of Grande Avenue. I tell him he needs to show the house at night because that's how I configured the entertainment area at the ground level-how many places can you entertain 30 people and have parking for their cars. Have a boat or a trailor that you want to keep handy?-there's room. It has all the universal realtor language buzzwords: "gourment kitchen", "real hardwood floors", "custom" light fixtures, etc. etc. What it doesn't have is "white". Its interior isn't white. If you're looking for a bland "white interior" go pick one of the hundreds of others out there-they're mostly all white-or paint it white if you have to





be like everyone else. I like color and my home (not house) I painted in COLORS. Houses are not selling in S. Walton like they were. But I've seen it before. I've lived here along 30a since '99 and came every yr. to visit, fish and vacation since '52. That's right-I'm old. Turning 80. That's the only reason I'm selling-one day I might not be able to climb the stairs. That's right, it has STAIRS. So if you're old this might not be the place for you. My wife and I bought a one level place a little over 2 miles away and I'm lowering the price one last time and I'm keeping it on the market for another 60 days. Then, come the 15th of Sept I'm going to pull it off the market and just use it as my beach house like I did when we had a "ped a terre" in New Orleans or just invite my family and friends to come visit me and not put up with house guests. Like I'm doing now, while we're waiting on the pool to be built at our new place. So, if you decide to come look at a "real home" (not some "spec house") when you come for a viewing don't be surprised if we're swimming in the pool. Enjoy a cold beverage with us at Happy Hour and I'll tell you why I'm going to miss 3 Grande-Frank.

Built in 2010

Essential Information

MLS® # 945096

Price \$1,537,999

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,858

Acres 0.32

Year Built 2010

Type Detached Single Family

Sub-Type Detached Single Family

Style Beach House

Status Active

Community Information

Address 3 Grande Ave

Area 30A West

Subdivision BEACH VIEW HEIGHTS UNREC

City SANTA ROSA BEACH

County WALTON

State FL

Zip Code 32459

Amenities

Amenities Pets Allowed, Pool, Short Term Rental - Allowed

Utilities Electric Available, Public Sewer Available, Public Water Available, TV

Cable Available, Gas - Natural

Parking Carport: Attached, Guest, Oversized, Covered

Has Pool Yes

Pool Pool - In-Ground, Private, Community

Interior

Interior Features Floor Tile, Ceiling Raised, Floor Hardwood, Washer/Dryer Hookup

Appliances Central Vacuum, Dishwasher, Disposal, Dryer, Range Hood,

Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator

Cooling Ceiling Fans, A/C: Two Or More

of Stories 3

Exterior

Exterior Siding Stucco, Foundation On Pilings, Frame, Roof Composite Shingle,

Siding CmntFbrHrdBrd

Exterior Features Balcony, Pool - In-Ground, Deck Covered, Fenced Lot-Part, Sprinkler

System

Lot Description Dead End, Within 1/2 Mile Of Water

Windows Double Paned Windows

Roof Foundation On Pilings, Roof Composite Shingle

Construction Frame

Foundation Foundation On Pilings

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office Beach Highland Real Estate Co

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