

\$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, FL

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 trailer 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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