

\$2,099,000 - 325 Morgans Trail, SANTA ROSA BEACH

MLS® #956333

\$2,099,000

5 Bedroom, 5.00 Bathroom, 2,967 sqft
Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH, SANTA ROSA BEACH, FL

Welcome to 325 Morgan's Trail, a stunning home located in the gated community of The Preserve at Grayton Beach on 30A's west end. Built in 2022, this beautifully designed residence offers a perfect blend of luxury and comfort and is just a short bike ride to the charming shops and restaurants in Grayton Beach. This home features 4 spacious bedrooms, each with its own private bathroom, ensuring privacy and convenience for everyone. Additionally, there's a large bunkroom with four custom built-in bunks, perfect for accommodating extra guests or creating a fun space for kids. Step inside to discover a modern open floor plan, complemented by three oversized porches, ideal for relaxing and enjoying the serene surroundings. The home also boasts the convenience of laundry room on each level and a one-car garage.

The large living area includes a cozy fireplace, creating a warm and inviting space for family gatherings. Outdoor living is a delight with a large screened-in porch that includes an outdoor kitchen, perfect for entertaining and enjoying the warm Gulf breezes.

Offered furnished with minor exclusions, this home is move-in ready and awaits your personal touch.

The Preserve at Grayton Beach offers an array of exclusive amenities, including PRIVATE



DEEDED BEACH ACCESS via a private boardwalk that captures the breathtaking scenery of the dunes and the Gulf of Mexico. Enjoy an active lifestyle with the pickleball court, tennis courts, two community pools, a gym, and walking trails throughout the nature preserve.

Experience the best of coastal living at 325 Morgan's Trail. Schedule your showing today and make this exceptional property your new home.

Built in 2022

Essential Information

MLS® #	956333
Price	\$2,099,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,967
Acres	0.13
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	325 Morgans Trail
Area	30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Pets Allowed, Deed Access, Exercise Room, Gated Community, Pool, Tennis, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural
Parking	Garage, Garage: Attached
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Fireplace, Fireplace Gas, Furnished - Some, Kitchen Island, Lighting Recessed
Appliances	Dishwasher, Disposal, Dryer, Washer, Range Hood, Refrigerator W/Ice Maker, Wine Refrigerator, Stove/Oven Dual Fuel
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Deck Covered, Porch Covered, Porch Screened, Summer Kitchen
Lot Description	Within 1/2 Mile Of Water
Windows	Storm Windows
Roof	Roof Metal
Construction	Frame

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family, Deed Restriction
HOA Fees	710.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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