

\$464,000 - 34 Herons Watch Way 4310, SANTA ROSA BEACH

MLS® #942127

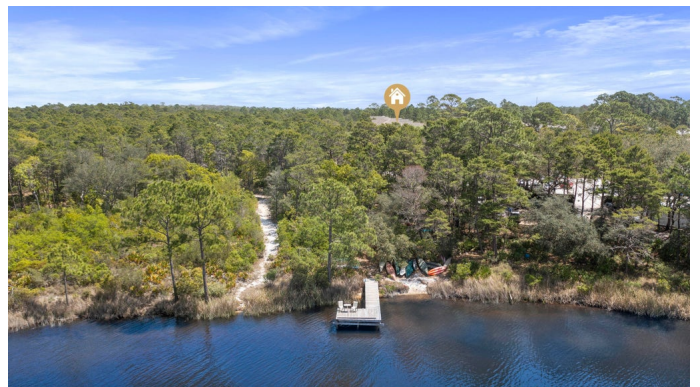
\$464,000

2 Bedroom, 2.00 Bathroom, 940 sqft
Condominiums on 0.00 Acres

HERONS WATCH CONDO PH 7, SANTA ROSA BEACH, FL

Amazing opportunity to own an updated 2br condo in Seagrove Beach for an incredible value. This unit is located on the top floor enabling it to have nice & airy vaulted ceilings in the living area. Unit has been updated with fresh paint & new 6" baseboards throughout, new stainless appliances, shiplap under bar, new flooring in bedrooms, new lights & fans throughout, and new sink fixtures & toilets. Heron's Watch is a gated, lower density, relaxed condominium backing up to Point Washington State Forest & offers deeded access to Eastern Lake - a rare coastal dune lake that merges towards the Gulf of Mexico. Enjoy kayaking, paddle boarding and fishing from the community dock and paddle directly to the beach! You also have a public beach access nearby just over a mile away on S Gulf Street. This 2-bedroom, 2-bath condo offers serene views of the state forest from the master bedroom and the balcony. Old Florida Fish House, an area favorite for dining & entertainment is right next door. There is also Beachy Bean coffee shop and Coastside Beer & Wine.

Interior doesn't have any carpet so it's easy maintenance for beach living. Kitchen features granite countertops, ample cabinets and new stainless steel appliances. The shiplap accent under the breakfast bar is a nice contemporary touch. The granite breakfast bar is great for casual dining and there is room for another dining table as well. The open living area is a spacious with the vaulted ceilings and has



direct access to a fantastic balcony that overlooks natural pines and foliage. Connect to state park trails right behind you. There is a storage closet on the balcony that is ideal for all of your beach & outdoor gear to enjoy coastal living on 30A. The master bedroom is generously sized and features new luxury vinyl flooring. There are two large windows bringing in great natural light and forest views. Master bedroom has an ensuite bathroom for convenience with shower/tub combo. A split floor plan allows privacy for the master and guest bedroom. The guest room is by the entry and also offers the new flooring. There is a full guest bathroom and laundry room with stackable washer/dryer. The community offers a golf cart charging station and kayak & paddle board store right by building 7. There is also extra parking for boats and a boat launch nearby on Lakewood & Lakeview Drive. This is an ideal second home or vacation rental for the water enthusiast. The covered front porch is a nice area to relax and great guests. This unit was previously used as a long term rental, however, you can rent short term. Projection is \$65k annual gross income if you were to include a golf cart. This is a great cash flow opportunity for an ideal location in Seagrove Beach.

Seagrove is nestled between three state parks (Grayton Beach State Park, Point Washington State Forest, and Deer Lake State Park) so the natural beauty is endless! Seagrove offers tons of outdoor recreational activities such as kayaking, canoeing, boating, fishing, hiking, paddle boarding, bird watching and cycling. While Seagrove definitely has a small town charm, it also has a luxurious side to it with premier dining, boutique shopping, art galleries, art festivals, outdoor concerts, bike paths, and is neighbors with the upscale neighboring communities of Seaside & Watersound. These units do not come on the

market often, don't miss this incredible opportunity to see what makes this unit such a great rental investment, vacation retreat, or a full-time residence too as there is a nice community of full time owners. Especially with all the new updates, this is a steal!

Built in 2005

Essential Information

MLS® #	942127
Price	\$464,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2005
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	34 Herons Watch Way 4310
Area	30A East
Subdivision	HERONS WATCH CONDO PH 7
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Dock, Dumpster, Elevators, Fishing, Pool, TV Cable Available, BBQ Pit/Grill
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Kitchen Island, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Ceiling Vaulted, Furnished - None, Renovated
Appliances	Disposal, Dryer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Oven:Self Cleaning
Cooling	A/C: Central Electric

Exterior

Exterior Features	Balcony
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School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	592.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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