

# \$3,100,000 - 35 Pleasant St, INLET BEACH

MLS® #957147

## \$3,100,000

5 Bedroom, 7.00 Bathroom, 4,079 sqft  
Attached Single Unit on 0.06 Acres

### PROMINENCE / LUXURY TOWNHOMES, INLET BEACH, FL

Discover luxury living at 35 Pleasant Street, a stunning townhome nestled South of 30A. This exceptional property boasts ICF construction, hurricane-rated windows, and a durable standing seam metal roof, ensuring peace of mind. Inside, you'll find 10 foot ceilings and an elegant living room with custom fireplace, creating a warm and inviting atmosphere. The kitchen is a chef's dream complete with a pecky cypress accented bar--perfect for entertaining. privacy for the 5th bedroom, which is currently being used as a state of the art theater equipped with a 4K projection system, 120" drop-down screen and Dolby Digital audio system. The Savant Control smart home system adds modern convenience and whole-house entertainment right from your smartphone the lighting can be set to adjust throughout the day making for the perfect ambiance whether you are just waking up, working, or relaxing prior to bed.

Additional features of this home include a central vacuum system, spacious two-car garage with solid wood doors, custom built bunks and large capacity battery back-up system that will power the home in the event of an outage.

Multiple social and entertainment possibilities are just outside your door Watersound Beach Club members enjoy easy gated access from the neighborhood, 30A beaches are just a golf cart ride away, dining, drinks and live music at



the Big Chill, a cigar at Luke Bryan's Shore  
Thing Cigars or yoga at Sculpt Studio.

Schedule a private showing today!

Built in 2015

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | 957147               |
| Price          | \$3,100,000          |
| Bedrooms       | 5                    |
| Bathrooms      | 7.00                 |
| Full Baths     | 6                    |
| Half Baths     | 1                    |
| Square Footage | 4,079                |
| Acres          | 0.06                 |
| Year Built     | 2015                 |
| Type           | Attached Single Unit |
| Sub-Type       | Attached Single Unit |
| Style          | Townhouse            |
| Status         | Active               |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 35 Pleasant St                |
| Area        | 30A East                      |
| Subdivision | PROMINENCE / LUXURY TOWNHOMES |
| City        | INLET BEACH                   |
| County      | WALTON                        |
| State       | FL                            |
| Zip Code    | 32461                         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | BBQ Pit/Grill, Exercise Room, Pets Allowed, Pool, TV Cable Available, Pavillion/Gazebo                |
| Utilities      | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural |
| Parking Spaces | 2   |
| Parking        | Garage: Attached  |
| # of Garages   | 2   |

|            |                    |
|------------|--------------------|
| Water View | GULF               |
| Has Pool   | Yes                |
| Pool       | Community, Private |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Washer/Dryer Hookup, Wet Bar, Guest Quarters, Lighting Recessed, Upgraded Media Wing, Elevator |
| Appliances        | Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator W/Ice Maker, Washer, Stove/Oven Gas   |
| Heating           | Geothermal  |
| # of Stories      | 3   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Roof Metal, Siding Brick Some, Concrete, Insulated Concrete Forms |
| Exterior Features | Balcony, Patio Covered, Patio Open, Deck Covered                  |
| Lot Description   | Restrictions, Sidewalk  |
| Windows           | Storm Windows   |
| Roof              | Roof Metal  |
| Construction      | Insulated Concrete Forms  |

### School Information

|            |              |
|------------|--------------|
| Elementary | Dune Lakes   |
| Middle     | BAY          |
| High       | SOUTH WALTON |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Zoning         | Residential Single Family |
| HOA Fees       | 3686.18                   |
| HOA Fees Freq. | Quarterly                 |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Eastland Real Estate |
|----------------|----------------------|

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