

\$699,900 - 360 Thompson Rd, SANTA ROSA BEACH

MLS® #952405

\$699,900

3 Bedroom, 2.00 Bathroom, 1,328 sqft
Detached Single Family on 0.20 Acres

Magnolia Dunes, SANTA ROSA BEACH, FL

Welcome to your dream beach retreat in sunny Santa Rosa Beach! This charming 3-bedroom, 2-bathroom cottage is the epitome of coastal living, offering a perfect blend of comfort, style, and relaxation. Recent interior upgrades include window treatments, bedding, rugs and artwork. As you step through the front door, you'll be greeted by an inviting open-concept living space adorned with coastal decor and flooded with natural light. The living room, with a 75" Roku TV, is ideal for lounging with family and friends, featuring ample seating for dining and relaxing at the end of the day. The adjacent kitchen is a chef's delight, boasting stainless steel GE appliances, white quartz countertops, and plenty of cabinet space for all your culinary needs. Whip up delicious meals while enjoying the backyard view of the pool and lush backyard oasis.

Escape to the spacious primary suite, complete with a double vanity ensuite bathroom, with an owners lock out closet. Two additional bedrooms, (2) Queen beds and (1) King Bed, share the second double vanity bathroom and provide plenty of space for family members or guests. Each bedroom has a wall mounted Roku TV. All bedrooms have new remote controlled ceiling fans, with lighting/fan options.

Step outside to your own private paradise. The highlight of this home is undoubtedly the newly installed in-ground saltwater, heated pool,



perfect for cooling off on hot summer days or unwinding with a refreshing swim under the stars. Facing West, the backyard opens to the nature preserve with beautiful sunset views through the trees.

The backyard offers the ultimate in privacy and serenity, with a newly installed privacy fence on the side yard and backyard fence with a gate to the nature preserve. Ensure ease of maintenance of the landscaping with an inground Rainbird sprinkler system. Host gatherings on the expansive patio, complete with a Weber gas grill barbecue area and outdoor dining space, where you can grill up your favorite seafood delicacies.

The home is being sold fully furnished, minus a few exclusions and staging items available for purchase, and is equipped with a smart thermostat and smart lock on the front door. Pool alarm installed on backdoor. Newly added outdoor storage for bikes, pool toys, beach gear, etc.

Conveniently located on the south side of 98 on the western end of 30A, with close proximity to Topsail Hill Preserve State Park, Grand Boulevard, and Gulf Place. West Allen Loop, Lake Causeway and Ed Walline Public beach access points are all within a short bike ride, golf cart ride or drive for all to enjoy the Emerald Coast and days on the beach.

Located just moments from the pristine beaches of Santa Rosa Beach, this home offers endless opportunities for outdoor adventure and relaxation. Whether you're soaking up the sun on the sand, exploring nearby hiking trails, or indulging in world-class dining and shopping, you'll love coming home to your own slice of paradise.

Short term rentals are allowed in the Magnolia

Dunes community making this property an excellent opportunity for an investor, a second home or a primary home. Don't miss your chance to own this coastal gem - schedule your private showing today and start living the beach life you've always dreamed of!

Built in 2021

Essential Information

MLS® #	952405
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Acres	0.20
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	360 Thompson Rd
Area	30A West
Subdivision	Magnolia Dunes
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Private, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground,

Community

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Floor Laminate, Floor WW Carpet, Furnished - Some, Owner's Closet, Window Treatment All
Appliances	Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Dryer, Oven:Self Cleaning, Smoke Detector, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

Exterior

Exterior	Frame, Roof Metal
Exterior Features	BBQ Pit/Grill, Fenced Back Yard, Fenced Privacy, Pool - Gunite Concr, Pool - Heated, Pool - In-Ground, Porch Covered, Sprinkler System, Yard Building, Rain Gutter
Lot Description	Interior
Roof	Roof Metal
Construction	Frame

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	EXP Realty LLC
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