

\$1,749,000 - 41 Bentley Ln, SANTA ROSA BEACH

MLS® #954510

\$1,749,000

4 Bedroom, 5.00 Bathroom, 2,897 sqft
Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH, SANTA ROSA BEACH, FL

Nestled in the gated community of The Preserve at Grayton Beach, perfectly situated along Scenic Highway 30A between Grayton Beach and Blue Mountain Beach, this beach cottage offers freshly painted kitchen and bathroom cabinets, hardwood flooring and custom wood shutters throughout, open living spaces, four bedrooms, each with an en suite bathroom, and 2,897 square feet of living space. A well-designed and generously-sized floor plan, numerous porches and a private location bordering the community green space position this property as an enviable beach retreat. Mature landscaping and paver parking lead to the welcoming front porch. The first floor of this cottage offers an open living, kitchen and dining area with hardwood floors and ample natural light. The well-appointed kitchen offers marble countertops, stainless steel appliances and a large center island. The kitchen seamlessly flows into the open dining and living room. A screened-in back porch offers a peaceful place to enjoy morning coffee with an additional paver patio for grilling and entertaining guests while overlooking the community green space. The first level also offers one of two owner suites equipped with a king-sized bed, en suite bathroom with a double vanity and walk-in shower. A first-floor powder bathroom adds comfort and convenience for guests. The second-level offers an additional owner suite with a private balcony, large en suite bathroom and walk-in closet. The second level also provides two



additional bedrooms including a six-person bunkroom and a guest room with a private balcony and walk-in closet. Ideal as a second home, rental investment or primary home, owners and guests within The Preserve at Grayton Beach enjoy an amenity-filled beach lifestyle that includes a private beach access, two community swimming pools, lighted tennis courts with pickle ball lines and a fitness center. Nearby coastal dune lakes, Big Redfish Lake and Western Lake, are infamous for kayaking, paddle boarding and fishing. This prime location also allows for easy access to the biking trail along Scenic Highway 30A along with the beloved dining, shopping and entertainment in Blue Mountain Beach, Grayton Beach and nearby Watercolor and Seaside.

Built in 2014

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 954510 |
| Price | \$1,749,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,897 |
| Acres | 0.13 |
| Year Built | 2014 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Beach House |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 41 Bentley Ln |
| Area | 30A West |
| Subdivision | THE PRESERVE AT GRAYTON BEACH |

| | |
|----------|------------------|
| City | SANTA ROSA BEACH |
| County | WALTON |
| State | FL |
| Zip Code | 32459 |

Amenities

| | |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Beach, Community Room, Exercise Room, Gated Community, Pets Allowed, Pickle Ball, Picnic Area, Pool, Tennis |
| Utilities | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available |
| Has Pool | Yes |
| Pool | Community, Private |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Window Treatment All, Plantation Shutters, Woodwork Painted |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer |
| Cooling | A/C: Two Or More, A/C: Central Electric, Ceiling Fans |
| # of Stories | 2 |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior | Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings |
| Exterior Features | Balcony, BBQ Pit/Grill, Fenced Lot-Part, Porch Covered, Porch Open, Shower, Fenced Back Yard, Porch Screened |
| Lot Description | Covenants, Restrictions, Within 1/2 Mile Of Water, Interior, Sidewalk |
| Roof | Roof Metal, Foundation On Pilings |
| Foundation | Foundation On Pilings |

School Information

| | |
|------------|---------------|
| Elementary | Dune Lakes |
| Middle | EMERALD COAST |
| High | SOUTH WALTON |

Additional Information

| | |
|----------------|---------------------------|
| Zoning | Residential Single Family |
| HOA Fees | 710.00 |
| HOA Fees Freq. | Quarterly |

Listing Details

Listing Office

Scenic Sotheby's International Realty

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