

# \$1,425,000 - 49 Conscience Way, SANTA ROSA BEACH

MLS® #949553

## \$1,425,000

4 Bedroom, 5.00 Bathroom, 2,801 sqft  
Detached Single Family on 0.00 Acres

### SERENITY AT DUNE ALLEN, SANTA ROSA BEACH, FL

Welcome to 'Sunset Villa'! Fulfill your beach life dreams from this lovely, like-new, three-story home backing to the privacy of conservation land. Offering 4 bedrooms, with an additional oversized bunk space on the second floor, and an extensive recreation space with a kitchenette on the third floor, while hosting 4.5 bathrooms, this home is ready for all your big groups! It is designer furnished with high-end, quality furnishings and decor, along with a well-equipped kitchen, this home is ready to convey as a turn-key short term rental, boasting up to \$124,000+ in yearly rental projections. It features 10-ft ceilings on the first floor with generously sized living areas. Beyond the kitchen is an equally oversized screened outdoor-living porch area with a large flatscreen TV. Outside of that space is a paver grilling area with an included grill. Nearby there's the Outdoor shower to give a quick rinse after beach- time.

There are primary-sized bedrooms, featuring king beds, on each floor with gorgeous en-suites featuring custom tiled showers with frameless glass doors. Other high-end finishes include: LVP flooring throughout, Marble Backsplash in the kitchen, under cabinet lighting, double-staked kitchen cabinets with beautiful quartz countertops, both in the kitchen and bath, and a lovely and functional kitchenette with stunning tile in the rec area on the 3rd floor. Each floor has access to a porch that extends the entire width of the home.



Enjoy the benefits of having a impact-rated home with a metal roof and Hardi-board siding.

Tucked into the community behind the iconic Stinky's restaurant, it's the perfect 30A West location! Here you are only a short golf cart ride to the newest Dune Allen county beach access with parking and restrooms at the end of Woodward Dr. The beach side community of Gulf Place is only about 7-8 minutes away via golf cart or vehicle, then you are only about the same the opposite direction to Topsail State Park. Grayton Beach, Watercolor and Seaside are about 15-20 mins away. All is All this home is a wonderful choice and it's awaiting YOU.

Disclaimer: All listing details are deemed to be correct. Buyers, however are responsible to verify all as needed/ desired.

Built in 2023

### Essential Information

MLS® #	949553
Price	\$1,425,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,801
Acres	0.00
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	49 Conscience Way
Area	30A West
Subdivision	SERENITY AT DUNE ALLEN
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pool, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Lighting Recessed, Washer/Dryer Hookup, Ceiling Crwn Molding, Floor Laminate, Furnished - All, Hallway Bunk Beds, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Stove/Oven Electric, Dryer, Fire Alarm/Sprinkler, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior	Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Metal
Exterior Features	Balcony, Porch Screened, Shower
Lot Description	Interior, Curb & Gutter, Dead End, Within 1/2 Mile Of Water
Roof	Roof Metal
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	650.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office

Compass

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