

# \$1,199,000 - 61 Charming Way, SANTA ROSA BEACH

MLS® #957474

## \$1,199,000

4 Bedroom, 4.00 Bathroom, 2,241 sqft  
Detached Single Family on 0.07 Acres

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

Welcome to Casa Vitoria, a stunning 4-bedroom, 3.5-bathroom home located in the heart of Dune Allen, just off 30A. This beautifully designed residence seamlessly combines luxury and convenience, making it the ideal coastal retreat. The spacious 2-car garage offers ample storage for all your beach essentials, while the prime location provides easy access to two public beach access points within half a mile. Just a short stroll away, you'll find the renowned Stinky's Fish Camp, where you can indulge in some of the best local cuisine for lunch or dinner. The community pool provides a relaxing oasis just steps from your door. Casa Vitoria boasts an exceptional rental history with over 40 glowing 5-star reviews, reflecting the consistent guest satisfaction this property delivers. Guests rave about the spacious and comfortable accommodations: "This house had enough bedrooms and bathrooms for everyone to be comfortable and have the privacy they wanted," and "The home is beautiful and spacious! We loved the living area that comfortably seated all of us! The kitchen is well stocked, the bedrooms and bathrooms plentiful and comfortable!"

This property is being sold fully furnished and turn-key ready, making it an effortless investment opportunity. Additionally, the home offers plenty of locked storage space, ideal for managing a vacation rental. Casa Vitoria is more than just a home-it's a proven investment



and a place where cherished memories are made.

Built in 2019

### **Essential Information**

MLS® #	957474
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.07
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	61 Charming Way
Area	30A West
Subdivision	SERENITY AT DUNE ALLEN
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pets Allowed, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Oven:Self Cleaning, Refrigerator, Stove/Oven Gas, Washer, Fire Alarm/Sprinkler
Heating	Heat: Central Electric, Heat: Wall/Window
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Window/Wall
# of Stories	3

## Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Porch Covered, Shower, Sprinkler System
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal

## 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	Engel & Volkers 30A Beaches
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