

# \$1,195,000 - 71 Sunrise Cir, SANTA ROSA BEACH

MLS® #957164

## \$1,195,000

3 Bedroom, 3.00 Bathroom, 1,810 sqft  
Detached Single Family on 0.20 Acres

BEACH HIGHLANDS, SANTA ROSA BEACH, FL

Welcome to your seaside sanctuary! This delightful beach cottage offers a perfect blend of classic charm and modern convenience, ideally located close to beach access, restaurants, and Topsail Hill State Park. Enjoy the soothing sea breeze and the convenience of beach outings in mere minutes. Step inside to discover a sunlit open-concept living space, where beamed ceilings, shiplap walls, and broad bleached oak flooring create a serene and inviting atmosphere. The centerpiece of the living area is a cozy fireplace, perfect for cool evenings after a day at the beach. Transoms over the doors and windows invite ample natural light and enhance the cottage's airy feel. The well-appointed kitchen features a central island with Quartz countertops, stainless steel appliances, and a charming apron-front sink. Whether you're whipping up a quick breakfast or entertaining guests, this space combines functionality with style. The main level hosts a spacious primary bedroom, offering a peaceful retreat with easy access to the main living areas. The luxurious master bath is highlighted, featuring a deep oval garden tub and double vanity for comfort and convenience. Upstairs, you'll find two guest bedrooms and a full bath, creating cozy nooks for relaxation or play. The home also boasts two screened porches, perfect for enjoying your morning coffee or unwinding in the evenings. The fenced backyard provides ample space for outdoor



activities and the potential to add a pool. Additional features include a carport and ample parking. The cottage comes fully furnished, ready for you to move in and start enjoying the coastal lifestyle. In a neighborhood with no HOA, this home offers the perfect primary home, secondary home, or vacation rental. Take advantage of this charming beach cottage; every detail has been thoughtfully designed to provide comfort and a touch of coastal style. All information is believed to be accurate but should be verified.

Built in 2019

### Essential Information

MLS® #	957164
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.20
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	71 Sunrise Cir
Area	30A West
Subdivision	BEACH HIGHLANDS
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Public Sewer Available, Public Water Available, TV Cable Available, Phone Available
Parking	Carport, Covered
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Frame
Exterior Features	Patio Open, Porch Screened
Lot Description	Cleared, Level, Within 1/2 Mile Of Water, 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	Compass
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