

# \$1,449,000 - 90 Greenway Park Avenue, SANTA ROSA BEACH

MLS® #946326

## \$1,449,000

4 Bedroom, 4.00 Bathroom, 2,000 sqft

Detached Single Family on 0.08 Acres

### GREENWAY PARK, SANTA ROSA BEACH, FL

Tucked behind the private gated entrance of Greenway Park, this Evan Hammet design executed by the renowned team at Alan Paul Construction offers a professionally curated design, stunning finishes, and meticulously planned living space. Upon initial approach, the first floor is flooded with natural light showcasing the soaring 10' ceilings flanked with stunning hardwoods and a coastal chic color palette. A gourmet kitchen boasts custom cabinetry flanked with quartz countertops, and a luxury appliance package including a gas range and center island with integrated seating. Synonymous with relaxation, the first-floor primary suite is adorned with custom Seagrass wallpaper and shiplap walls and overlooks the beautiful views of the surrounding greenery creating a true sense of calmness and relaxation. The sumptuous ensuite offers a walk-in wet room, porcelain tile flooring, and dual vanities. A 2nd floor junior suite is accessorized with a private covered terrace and ensuite. A pair of 2 guest bedrooms and a bunk room complete the second level.

90 Greenway Park has been meticulously cared for and has never been rented. Residents and Guests can access the beach through either one of the local regional accesses with parking at Eastern Lake, Ramsgate, or One Seagrove Place only a 3 minute golf cart ride, 5 minute bike ride or a less than 10 minute walk away. This home is



also equipped with an extended driveway, beach shed and an outdoor shower. The sought-after amenity rich community of Greenway Park affords residents with private gated entrance, walking trails, a community pool and lounge area, and access to the Greenway Park, the "new town center" featuring Wild Olives, Canopy Road Breakfast Cafe, Turbo Coffee, Local Cantina, Pecan Jacks Jonah Allen Art Gallery, local boutiques and access to the State Forest. Impressive rental potential of \$90K/year coupled with the custom finishes and upgrades makes this home is a compelling opportunity for both investors and second or full-time residents alike. Inquire today to arrange a private viewing and start living the coastal lifestyle you deserve.

Built in 2014

**Essential Information**

MLS® #	946326
Price	\$1,449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.08
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	90 Greenway Park Avenue
Area	30A East
Subdivision	GREENWAY PARK

City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Gated Community, Picnic Area, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Furnished - None, Hallway Bunk Beds, Kitchen Island, Lighting Recessed, Floor Hardwood, Window Treatmnt Some
Appliances	Dishwasher, Disposal, Dryer, Refrigerator W/Ice Maker, Washer
Heating	A/C: Central Gas
Cooling	Ceiling Fans, A/C: Central Gas
# of Stories	2

### **Exterior**

Exterior	Foundation On Pilings, Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Patio Covered, Porch Covered, Shower, Workshop
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water, Easements, Sidewalk
Windows	Double Paned Windows, Storm Windows
Roof	Foundation On Pilings, Roof Metal
Construction	Frame
Foundation	Foundation On Pilings

### **School Information**

Elementary	Bay
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	750.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office            Corcoran Reverie SRB

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