

\$1,050,000 - 97 Dune Comet Ln A, INLET BEACH

MLS® #948041

\$1,050,000

3 Bedroom, 2.00 Bathroom, 1,747 sqft
Attached Single Unit on 0.00 Acres

Prominence, INLET BEACH, FL

*Seller is offering \$21,000 toward a Buyer's Closing Costs! Welcome to the 'Sandy Peach'. This highly upgraded, turnkey and furnished Bahamas Unit 'A' is the largest and most popular style townhome option in Prominence North. This lovely unit is priced to sell. As a bonus, the 6-seater golf cart, along with four adult bikes, a ping-pong table and Weber grill will all convey. Offering a generously-sized open living, dining and kitchen space, there is plenty room for a large group of family and friends. This space is delightfully appointed with some newer furnishings and decor. It features designer lighting, and upgraded white oak-toned wide plank wood floors which continue to the upstairs hall and into the primary bedroom. The 10-ft ceilings and abundance of windows on the 1st floor give the impression of even a larger space. This townhome is well equipped as rental with consistent five star reviews, being currently self-managed through VRBO and AirBNB. Rental Projections are up to \$91K.

Here you have a rare combination of luxury, space and location. Just off the family room is an oversized balcony with newer poly-wood furnishings. The unit has been updated with painted Shiplap in various locations and upscale furnishings.

This is undoubtedly one of the nicest Prominence units currently on market. It presents your opportunity to capture it just in



time to collect all of the wonderful upcoming rental revenue. However, the current owners have not had short-term rental as a priority.

The light and bright neutral palette with pops of tasteful coastal colors through-out is something to appreciate. Additionally as well, the 10ft ceilings, 8 ft doors, an abundance of storage, tiled bathrooms, the Rinnai tankless Water Heater, Impact-rated windows and doors, plus upscale kitchen appliances provide quality and confidence.

The location is on the west side of the community, far enough off of Hwy 30A and from the pool area to offer a serene atmosphere, yet close enough to, within moments, enjoy the community pool, fitness center and to pop across to The Big Chill for many varied activities, lunch, dinner or shopping.

The Town of Prominence is located on HWY 30A between Seagrove Beach and Alys Beach, adjacent to WaterSound Beach. Residents and guest will enjoy easy access to a beautiful Town Center (The Big Chill), Resort style pools, Fitness Center and Private Shuttle Service to the beach access. "The Big Chill" includes restaurants, shops, and an amphitheater with covered event pavilion, a cinema screen for movies, as well as a stage for concerts and events.

Disclaimer: All listing details are deemed to be correct, but buyer/s are responsible for verifying all essential details.

Built in 2018

Essential Information

MLS® #	948041
Price	\$1,050,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.00
Year Built	2018
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

Community Information

Address	97 Dune Comet Ln A
Area	30A East
Subdivision	Prominence
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Dumpster, Exercise Room, Pavillion/Gazebo, Pool, Short Term Rental - Allowed
Utilities	Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Washer/Dryer Hookup, Floor Hardwood, Floor WW Carpet, Furnished - All, Kitchen Island, Owner's Closet, Pantry, Window Treatment All
Appliances	Dishwasher, Cooktop, Disposal, Dryer, Oven Double, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Deck Open
Lot Description	Zero Lot Line
Roof	Roof Metal

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1624.35
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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