

# \$479,900 - 99 Blue Eden Lp Lot 32, SANTA ROSA BEACH

MLS® #949199

## \$479,900

4 Bedroom, 4.00 Bathroom, 1,979 sqft  
Attached Single Unit on 0.00 Acres

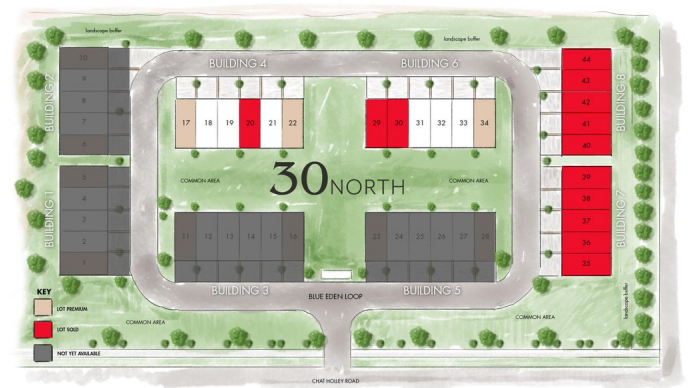
30 North at Eden Park, SANTA ROSA BEACH, FL

\*\*Ask us about our rates as low as 5.75% with the use of a preferred lender. Rate based on credit score and property type. Other terms and conditions apply.\*\* OR the buyer has their choice of receiving a \$10,000 builder incentive. Incentives can be used towards a significant rate buy-down, towards closing costs and/or prepaids or towards upgrade options. The preferred lenders for this project are also offering 1% of the loan amount towards closing costs and/or a rate buy-down. 30North at Eden Park is Santa Rosa Beach's newest modern townhome neighborhood located just north of US Highway 98. The community features luxury 3-story, 4-bedroom townhomes with shopping, local restaurants, the beautiful beaches of 30A and Eden Gardens State Park just a short drive away, which boasts sprawling acres of mossy oak trees and alluring foliage to explore!

The townhouse exterior exudes a chic façade that complements the pristine natural surroundings and adds a touch of sophistication to the coastline.

The architect's vision has resulted in a harmonious blend of cutting-edge design and coastal allure, creating a captivating urban retreat close to all that 30A has to offer from shopping, dining, and the beautiful beaches of the Gulf of Mexico.

\*\*Prices, plans, features, and options are



subject to change without notice. Additional restrictions may apply. Sq. footages are approximate. Home information including features and available options are subject to change without notice. Artist renderings, photos, colors, features and sizes are for illustration purposes only and will vary from the homes as they are built. Elevations, exterior/interior colors, available upgrades, options, and standard features may vary and may include select options, elevations, and upgrades that require an additional charge.\*

\*This listing shows the base price of this home, prices may vary based on upgrades and lot selection, which may include a lot premium.\*

Built in 2024

### Essential Information

MLS® #	949199
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.00
Year Built	2024
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### Community Information

Address	99 Blue Eden Lp Lot 32
Area	North Santa Rosa Beach
Subdivision	30 North at Eden Park
City	SANTA ROSA BEACH
County	WALTON
State	FL

Zip Code 32459

### **Amenities**

Amenities Short Term Rental - Allowed  
Utilities Electric Available, Public Sewer Available, Public Water Available  
Parking Spaces 1  
Parking Garage: Attached  
# of Garages 1

### **Interior**

Interior Features Breakfast Bar, Ceiling Raised, Floor Tile, Floor Vinyl, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup  
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Oven Double, Range Hood, Refrigerator, Smoke Detector, Warranty Provided  
Heating Heat: Central Electric  
Cooling A/C: Central Electric  
# of Stories 3

### **Exterior**

Exterior Frame, Roof Composite Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade  
Exterior Features Balcony, Porch Covered  
Lot Description Interior  
Windows Storm Windows  
Roof Roof Composite Shingle  
Construction Frame  
Foundation Foundation Slab On Grade

### **School Information**

Elementary VAN R. BUTLER  
Middle EMERALD COAST  
High SOUTH WALTON

### **Additional Information**

Zoning Residential Multi-Family  
HOA Fees 320.00  
HOA Fees Freq. Monthly

### **Listing Details**

Listing Office

EXP Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on July 16th, 2024 at 3:30am CDT