

\$1,950,000 - 26 Full Moon Lane, Santa Rosa Beach

MLS® #894595

\$1,950,000

3 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.00 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Investor alert! This pristine turnkey ready Florida cottage on the south side of 30A is located in the exclusive, gated community of Watersound West Beach. With thoughtful coastal decor, two masters (one on main and the other on second floor); open concept living area and well-appointed modern kitchen, this charming home makes a compelling investment as a primary residence, second home or short-term rental vacation home. The main floor flows from the side door entry into a light, bright living area. A large kitchen with more than ample storage, upgraded cabinetry, stainless appliances, gas range and large granite island truly is the heart of this coastal cottage. The dining area with large farmhouse table and double benches makes this home ideal for entertaining family, friends and guests. The first floor master includes a private ensuite with double vanities, walk in closet and glass enclosed shower. Laundry, powder room, pantry and garage access are just off the side entry. Outdoor shower, authentic hardwood floors, elegant display niches, Murano glass chandelier, new in-ground sprinkler system, tankless water heater and one car garage are additional hallmark features of this home.

Second floor features a second master ensuite, an additional guest room with adjoining full bath, built-in bunk room and flex space on the upper landing perfect for extra



sleeping quarters, entertainment area or office. One of the favorite extra spaces in this home lies on the delightful screened-in back porch just off the living area. Perfect for enjoying early morning sun and shaded afternoons, this extended outdoor living space overlooks multiple boardwalks that lead directly to the Watersound West Beach amenities that includes: Clubhouse, outdoor grilling area, heated community pool, outdoor showers and stunning walkover to a private deeded beach access exclusive to Watersound West Beach owners. Located south of 30A and adjacent to Deer Lake State Park, Watersound West Beach allows short-term rentals and while not an existing rental, this home is projected to garner over \$100K in annual gross rentals. This home is offered fully furnished, with exception of select art, office desk and cabinets (noted in documents section), and comfortably sleeps 10. The quarterly HOA of \$1250 covers the rich amenities for this exclusive gated community, gym access at Watersound Beach, as well as each homeowner's high-speed Internet/cable. Buyer is responsible for verifying all dimensions.

Built in 2013

Essential Information

MLS® #	894595
Price	\$1,950,000
Bedrooms	3
Sold Price	\$1,875,000
Bathrooms	4.00
Date Sold	2022-05-31
Full Baths	3
Days until Sold	61
Half Baths	1
Square Footage	2,103

Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	26 Full Moon Lane
Area	18 - 30A East
Subdivision	WATERSOUND WEST BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Exercise Room, Gated Community, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, TV Cable
Utilities	Community Water, Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	1
Parking	Garage, Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Community

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Vaulted, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - All, Hallway Bunk Beds, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Dual Fuel, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas

# of Stories	2
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Exterior

Exterior	Roof Dimensional Shg, Siding CmntFbrHrdBrd, Slab
Exterior Features	Porch Screened, Rain Gutter, Separate Living Area, Shower, Sprinkler System
Lot Description	Dead End, Level, Within 1/2 Mile to Water
Windows	Storm Windows
Roof	Roof Dimensional Shg
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	779
Zoning	Resid Single Family
HOA Fees	1250.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Corcoran Reverie SRB
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