

# \$1,445,000 - 943 Patina Boulevard, Inlet Beach

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MLS® #901096

**\$1,445,000**

3 Bedroom, 4.00 Bathroom, 1,825 sqft

Residential on 0.11 Acres

Magnolia Cottages, Inlet Beach, FL

This bright and spacious beach house on 30A has many positives including its coveted location. It's just a hop from the beautifully maintained neighborhood lagoon pool. The home itself has ample space for welcoming up to 11 guests with three well-planned bedrooms and a built-in bunk area. The large living space is designed for entertaining, family meals or cozy evenings watching TV. Note the gleaming hardwood floors that add natural warmth to the bright open living area. The fully equipped kitchen shows off its white custom cabinetry with stainless steel appliances, feature tile backsplash and a lengthy breakfast bar. Fix drinks and snacks before heading out through the fully opening doors to the shady screened deck. It's a peaceful haven for reading and relaxing. This low-maintenance home is move-in ready with tasteful furnishings included in the sale. With deeded beach access, it's a smart choice as a second home or an investment property. Ride bicycles or a golf cart to local shops and amenities. It's a healthy way to enjoy an outdoor lifestyle in the fresh sea air. Rosemary Beach and Alys Beach are within easy reach and are known for their boutique shopping, alfresco dining and live entertainment.



Built in 2020

## Essential Information

MLS® #                      901096

Price	\$1,445,000
Bedrooms	3
Sold Price	\$1,375,000
Bathrooms	4.00
Date Sold	2022-12-20
Full Baths	3
Days until Sold	189
Half Baths	1
Square Footage	1,825
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	943 Patina Boulevard
Area	18 - 30A East
Subdivision	Magnolia Cottages
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Pool
Utilities	Public Sewer, Public Water
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - All, Hallway Bunk Beds, Lighting Recessed, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Refrigerator, Refrigerator W/IceMk, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	AC - Central Gas, Heat Cntrl Electric
Cooling	AC - Central Gas

# of Stories                2

## **Exterior**

Exterior                    Foundation On Piling, Frame, Roof Metal, Siding CmntFbrHrdBrd  
Exterior Features        Porch Screened, Shower  
Lot Description          Covenants, Restrictions, Within 1/2 Mile to Water  
Roof                        Foundation On Piling, Roof Metal  
Construction            Frame  
Foundation               Foundation On Piling

## **School Information**

Elementary               Dune Lakes  
Middle                    Emerald Coast  
High                       South Walton

## **Additional Information**

Days on Website        704  
Zoning                    Resid Single Family  
HOA Fees                4300.00  
HOA Fees Freq.        Annually

## **Listing Details**

Listing Office            Scenic Sotheby's International Realty