

\$629,900 - 277 Eden's Landing Circle, Point Washington

MLS® #902020

\$629,900

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.07 Acres

EDEN'S LANDING, Point Washington, FL

Looking for the 30A Lifestyle without being surrounded by Vacation Rentals? This is the Perfect HOME for You! The Contemporary Coastal Community of Eden's Landing is bordered by Eden Garden State Park, less than 1 mile to Point Washington Boat Ramp, 4 miles to the Public Beach Access & ALL the 30A Life has to offer from Shopping, Dining, & Coastal Living at its Best! This 3 bedroom 3 bath home w/ Garage will Impress Anyone with an eye for Design & Architecture!

Thoughtfully designed for today's discerning home owner, the open floor plan & ample windows bathe this unique home with natural light. The first floor is open & functionally laid out with a spacious Living Area, open Kitchen with beautiful Wood Topped Island, Dining Area, Pantry, Mud Room, Full Bathroom, & Guest Bedroom. [READ MORE](#). Original Owners, kept in exceptional condition & Continually Upgraded, with no personal pets, making this ideal for any allergy sufferers (See List of Features & Improvements in the Documents Tab). The kitchen features a Kitchen Aid Refrigerator that was installed in the Winter of 2022, Dishwasher was installed approximately 1 year ago. The Kitchen also offers a functional pantry tucked behind an Architectural Barn Door. The Kitchen is enhanced by the charming Tile Backsplash & Beautiful Wood Topped Kitchen Island offering the perfect space to gather & dine. The Dining Area feels open & airy with large glass sliding doors that lead to an enclosed outdoor living



space. The Mud Room has been customized with Shiplap wall & added built-ins. This space is also privatized with an architectural Barn Door. Enhancing the functionality of the 1st floor is a Full Sized Guest Bathroom with Custom Shiplap Wall, High-end Tile Details & Finishes. There is also a spacious Guest Bedroom with wood & glass door that steps out to the sodded back yard. The full sized Garage offers additional storage & a Stainless Steel Samsung Side by Side Refrigerator (3 years old).

The 2nd Floor offers a private, tranquility & airy Master Suite that is a Dream Come True! This master suite features a walk-in closet & en suite Master Bathroom. The Master Bathroom features Dual Vanities, Spacious Shower, & beautiful designer detailed Tile Work, & Finishes. There is also another Guest Bedroom with En Suite Full Bathroom located on the 2nd Floor. This spacious bedroom has ample windows that enhance the style of the room & a Walk-in Closet. The En Suite Bathroom Features a combined Tub & Shower with well thought Tile Work & a single vanity. The Laundry Room is situated on the 2nd floor between the two bedrooms, adding to the functionality of the space.

No detail was missed in the building of this remarkable home. The home features a Custom Cedar-Sided Exterior, Modern Coastal Design, Ample amount of Hurricane Windows, Quality 2x6 Framed Construction, 10 FT Ceilings and 9 FT Ceilings, Upgraded Luxury Vinyl Plank Flooring throughout the entire home with Beautiful Tile Details in the Kitchen & Bathrooms. Locally built by Craig Shores.

This home offers the perfect lifestyle for anyone seeking a Primary or Secondary Home. Looking for an Investment Property... This home has the Opportunity to Rent 6

months out of the year & Owner Occupy the other 6 months. With Rental Rates on the rise, this would also make the perfect Long Term Rental Investment. No short-term rentals; 6 month minimum (See HOA Documents for Regulations). Don't Miss this Incredible Opportunity, Call Your Realtor Today to Schedule a Showing or Virtual Tour!

Built in 2019

Essential Information

MLS® #	902020
Price	\$629,900
Bedrooms	3
Sold Price	\$629,900
Bathrooms	3.00
Date Sold	2022-08-01
Full Baths	3
Days until Sold	38
Square Footage	1,836
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	277 Eden's Landing Circle
Area	19 - Point Washington
Subdivision	EDEN'S LANDING
City	Point Washington
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Minimum Rental Prd, No Short Term Rental, Pets Allowed, Pool
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Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	1
Parking	Garage, Guest
# of Garages	1
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Raised, Floor Tile, Floor Vinyl, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

Exterior

Exterior	Frame, Roof Metal, Siding Wood, Slab, Trim Wood
Exterior Features	Patio Enclosed, Sprinkler System
Lot Description	Covenants, Interior, Level, Restrictions, Sidewalk, Survey Available
Windows	Double Pane Windows, Storm Windows
Roof	Roof Metal
Construction	Frame
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	690
Zoning	Resid Single Family
HOA Fees	1200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	RE/MAX Coastal Properties
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