

# \$2,175,900 - 8 Half Moon Lane, Santa Rosa Beach

---

MLS® #904371

**\$2,175,900**

3 Bedroom, 4.00 Bathroom, 2,452 sqft

Residential on 0.07 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Welcome to 8 Half Moon Lane in Watersound West Beach along the spectacular beaches of Scenic Hwy 30-A in South Walton. Upon entering the gated enclave you will find a comfortable situation for primary, second home owners or investors alike. The home is complete with 3 full bedrooms, 3 and a half bathrooms and an additional living space that can function in a variety of ways. Plenty of parking, a one car garage, spacious screened porch and corner lot positioning make this property extremely attractive within the gated community. Watersound West Beach offers an outstanding pool, ample green spaces, club area and one of the most beautiful beach accesses you'll find anywhere. This home has never been rented and is in excellent condition as well as being offered fully furnished and decorated with limited exceptions. Rental Projections range from \$125k to \$165k gross per year. The home has a spacious layout and offers a laundry room with full size washer and dryer. Downstairs you'll find the master bedroom which features an en-suite bath with vanity counter as well as a double vanity and spacious standing shower. Also you'll enjoy an open kitchen area with additional wet bar, dining area and generous living area with access to the large screened porch. Heading up the stairwell is a beautiful open landing with living space that can function as an additional sleeping space. On each side you'll find huge bedrooms with multiple beds for maximizing



space, each with full bathrooms. This is a lovely home that checks all of the boxes. Additional memberships are available from St. Joe to join the Watersound Beach Club and Golf Clubs (Camp Creek, Shark's Tooth, Origins and new course to come).

Built in 2012

### **Essential Information**

MLS® #	904371
Price	\$2,175,900
Bedrooms	3
Sold Price	\$2,000,000
Bathrooms	4.00
Date Sold	2022-10-20
Full Baths	3
Days until Sold	89
Half Baths	1
Square Footage	2,452
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	8 Half 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, Golf, Pets Allowed, Picnic Area, Pool, Whirlpool
-----------	--

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	1
Parking	Garage, Garage Attached, Guest
# of Garages	1
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Siding CmntFbrHrdBrd, Slab
Exterior Features	Porch Screened, Shower
Lot Description	Corner, Restrictions, Within 1/2 Mile to Water
Foundation	Slab

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	665
Zoning	Resid Single Family
HOA Fees	1235.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Vacasa Real Estate - SRB
----------------	--------------------------