

# \$1,895,000 - 42 Salamander Circle, Santa Rosa Beach

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MLS® #904979

**\$1,895,000**

4 Bedroom, 5.00 Bathroom, 3,045 sqft

Residential on 0.12 Acres

NATUREWALK AT SEAGROVE, Santa Rosa Beach, FL

Welcome to the scenic semi-circle of NatureWalk at Seagrove! Salamander Circle is such a pretty street with picturesque front and back yard views! Enjoy the lovely duck pond out front and beautiful nature trails in the back. 42 Salamander is stunning and PRISTINE! As you walk up to the home you'll notice carport to shield your golf cart (that comes with the house) & huge double porches, perfect for enjoying peaceful afternoons. Upon walking inside you are greeted with a cozy sitting room and the main hallway leading into the open concept kitchen and living area. Stunning upgrades drip from every aspect of this home. From marble countertops & cabinets all the way to the ceiling to white beams & a fireplace. The spacious 1st-floor ownersuite lays just behind the living room. The bedroom has tons of natural lighting and the bright bath features light quartz countertops, a free standing tub, double sinks & vanity area. The expansive closet is such an added bonus, not many beach homes offer this big of a closet. You're sure to enjoy this area as your main master space!

As you find yourself upstairs, you notice that not only is there one fabulous master downstairs but that every bedroom is designed as a suite. Two of the three bedrooms upstairs also have their own private porches! These private porches make the perfect place to escape & unwind from time to time! The front, 2nd floor screened porch has the sweetest day



bed and curtains- making it truly feel like an extension of the house. The 2nd floor back bedroom is massive and furnished with 2 queen beds- plenty of room for all your friends. All windows throughout have beautiful plantation shutters to let all the natural light in during the day! The downstairs back porch leads out to a paved patio with custom fire pit- this area could easily have a private dipping pool added. Home comes furnished and ready to enjoy for everyone's favorite season coming up- Fall! Although this home has never been rented, the rental projections are around \$90,0000.

NatureWalk is one of the best-selling new communities on 30A near Seaside, Watercolor, and just under a mile from the crystal blue waters of the Gulf. But no need to load up the car to get to the beach, NatureWalk has its own special trail that is a direct shortcut through the forest that brings you out to the famous 30A beaches! The community of NatureWalk is perfectly tucked back in the forest with quick access to Hwy 395 makes this a nice place to also be off the beaten path. Just steps from the house is the community amenity center- The Gathering Place. Plenty to do without leaving the community- NatureWalk offers 2 pools (lap pool heated in the winter), hot tub, kiddie pool, firepit, grills, bar area, and sports court with pickles ball nets. Other community amenities include miles of trails, fitness stations, and access to trails in Point Washington.

Built in 2017

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 904979      |
| Price    | \$1,895,000 |
| Bedrooms | 4           |

|                 |                        |
|-----------------|------------------------|
| Sold Price      | \$1,800,000            |
| Bathrooms       | 5.00                   |
| Date Sold       | 2022-09-23             |
| Full Baths      | 4                      |
| Days until Sold | 53                     |
| Half Baths      | 1                      |
| Square Footage  | 3,045                  |
| Acres           | 0.12                   |
| Year Built      | 2017                   |
| Type            | Residential            |
| Sub-Type        | Detached Single Family |
| Style           | Florida Cottage        |
| Status          | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 42 Salamander Circle   |
| Area        | 18 - 30A East          |
| Subdivision | NATUREWALK AT SEAGROVE |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | BBQ Pit/Grill, Community Room, Fishing, Minimum Rental Prd, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Pets Allowed |
| Utilities      | Gas - Natural, Public Sewer, Public Water, TV Cable, Underground  |
| Parking Spaces | 1   |
| Parking        | Garage Attached, Carport Attached, Garage, Covered  |
| # of Garages   | 1   |
| Has Pool       | Yes   |
| Pool           | Community, Private  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Ceiling Beamed, Fireplace Gas, Floor Hardwood, Furnished - Some, Lock Out, Owner's Closet, Window Treatment All |
| Appliances        | Auto Garage Door Opn, Dishwasher, Disposal, Refrigerator W/IceMk,   |

|              |  |
|--------------|--|
|              | Smoke Detector, Dryer, Refrigerator, Washer, Wine Refrigerator, Stove/Oven Dual Fuel |
| Heating      | Heat Pump Air To Air   |
| Cooling      | AC - Central Elect, Ceiling Fans, AC - 2 or More                                     |
| Fireplace    | Yes  |
| Fireplaces   | Fireplace Gas  |
| # of Stories | 2  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Siding CmntFbrHrdBrd, Foundation Off Grade, Frame, Roof Metal           |
| Exterior Features | Porch, Porch Screened, Sprinkler System, Patio Open, Porch Open, Shower |
| Lot Description   | Cul-De-Sac  |
| Windows           | Double Pane Windows   |
| Roof              | Roof Metal  |
| Construction      | Frame   |
| Foundation        | Foundation Off Grade  |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 643                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 969.22              |
| HOA Fees Freq.  | Quarterly           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|