

\$1,399,000 - 1086 Sandgrass Boulevard, Santa Rosa Beach

MLS® #907157

\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,114 sqft
Residential on 0.08 Acres

NatureWalk at Seagrove, Santa Rosa Beach,
FL

BACK ON MARKET! Priced \$50k- \$65k less than the last 2 of this same Sea Breeze floor plan that sold in the last 30 days. INVESTORS- snowbird lease in place already! Truly a must see home, unlike most NatureWalk homes! Full of upgrades and furnished to perfection. Mostly used as a non-rental until just this May, this home is in impeccable condition. Located on a quiet corner lot with one of the few large grass areas in Nature Walk. It allows for more privacy and entertainment and is a great place for corn hole and the kids to play while gathering on the front porch relaxing on the sectional or swinging on the day bed. The upper screened-in porch boasts a large cozy sectional, another swinging day bed, and television - the perfect place to gather in the evenings and watch sunsets! This newer home, built in 2019, has 4 bedrooms, 3.5 baths, and sleeps 9 comfortably. Rare 2 car garage offers plenty of room for a beach car or golf cart & beach toys. In the sale is an extra fridge in the garage and grill! There is a lower-level and upper-level master suite each having a king size bed and ensuite. The upper master has a double vanity, large free standing, soaking tub, and separate shower. The third bedroom has a queen size bed with a private door into a double vanity bathroom with a tub/shower. The 4th bedroom is a custom



bunk room with a queen size bed and a twin XL above, sharing the bathroom with the 3rd bedroom through an entrance in the hallway. Two living areas (up and down) with TVs allow for easy separation when needed. Rental projections are up to \$89,000 on this popular floor plan!

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 2019

Essential Information

MLS® #	907157
Price	\$1,399,000
Bedrooms	4
Sold Price	\$1,399,000
Bathrooms	4.00
Date Sold	2022-12-20
Full Baths	3
Days until Sold	111
Half Baths	1

Square Footage	2,114
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	1086 Sandgrass Boulevard
Area	18 - 30A East
Subdivision	NatureWalk at Seagrove
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Minimum Rental Prd, Pavillion/Gazebo, Pickle Ball, Picnic Area, Playground, Pool, TV Cable, Whirlpool
Utilities	Electric, Gas - Natural, Public Water
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Ceiling Tray/Cofferd, Furnished - All, Kitchen Island, Lighting Recessed, Shelving, Window Treatment All
Appliances	Dryer, Microwave, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Security System, Stove/Oven Dual Fuel, Washer
Cooling	AC - 2 or More
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Slab
Exterior Features	Porch Open, Shower, Sprinkler System
Lot Description	Corner, Covenants, Restrictions

Roof	Roof Metal
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	628
Zoning	Resid Single Family
HOA Fees	969.22
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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