

# \$925,000 - 268 Milestone Drive Unit C, Inlet Beach

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MLS® #908170

**\$925,000**

2 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.00 Acres

PROMINENCE NORTH, Inlet Beach, FL

Welcome to Prominence one of the most sought-after communities on Hwy 30a - Ideally located between Alys Beach & Seagrove directly across the st from The Big Chill (AKA The Hub). This gorgeous coastal retreat is turnkey and ready for the upcoming season - offered fully furnished w/small exclusion list & conveys with a street legal 6-seater golf cart w/new batteries. This Aruba flr pln offers approximately 1,200 sq ft of open living space, 2br/2ba + 1 car garage & was one of the last triplexes to be completed on north side in 2019. It sits next to the largest greenspace in the community & has a proven rental history w/an ACTUAL gross revenue of over \$95k/year. You will fall in love with this home as it oozes charm with its coastal feel & tons of upgrades! Its professionally designed interior features an elegant entryway with shiplap, custom staircase railing and nautical porthole wall sconces, engineered hardwood floors, 10ft ceilings, 8ft doors, sun filled living room with 50" flat screen TV, nautical shiplap wall, pull out queen sofa and 2 sets of French doors leading large balcony that runs the entire length of the home. It's the perfect place to kick off your shoes and relax. It is well suited for buyers as a second home or vacation rental with a fully equipped Kitchen including upgraded Electrolux SS appliances w/ 5 burner gas stove, quartz counter tops, tile backsplash and large breakfast bar. Dining room features a custom built-in banquet with storage that seats 6 plus an additional seating



at the bar for 3. Master bedroom features a king bed, huge walk-in closet, 45" flat screen TV and luxurious en-suite bath with dual sinks and over-sized rain head shower. The 2nd bedroom has a queen bed, beautiful furnishings, 45" flat screen TV, large closet and access to the large balcony. Don't miss the Laundry room which has a full size washer and dryer that conveys with the sale and 2 owners closets. In addition, this home comes with a Smart Home package which includes a KwikSet Keyless entry, Skybell Doorbell, Automated front door lighting, three cameras, alarm system with touch panel that's integrated to control everything in your home!

Prominence is an incredible community with low HOA fees & world class amenities including 2 resort style pools, North pool is heated in winter months and features private cabanas, outdoor pavilions with grills, fitness center and seasonal shuttle service to the beach! There are several beaches just a quick golf cart ride away including Deer Lake State Park & Gulf Lakes Beach. Across 30A is "The Big Chill" formally The Hub which is a family favorite and has something for everyone. There are numerous shops & restaurants and an amphitheater with a 25ft LED theater screen. It's a great place for catching a concert, sporting event or a movie on the lawn! Additionally, we highly recommend exploring the areas amazing shopping districts & local eateries at Rosemary Beach to the East and Seaside to the West.

Built in 2019

### **Essential Information**

MLS® #	908170
Price	\$925,000
Bedrooms	2

Sold Price	\$895,000
Bathrooms	2.00
Date Sold	2022-12-28
Full Baths	2
Days until Sold	104
Square Footage	1,182
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Attached Single Unit
Style	Triplex
Status	Sold

### Community Information

Address	268 Milestone Drive Unit C
Area	18 - 30A East
Subdivision	PROMINENCE NORTH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	BBQ Pit/Grill, Exercise Room, Pavillion/Gazebo, Pets Allowed, Picnic Area, Pool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	1
Parking	Garage, Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Ceiling Vaulted, Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Split Bedroom, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk,

	Security System, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Sprinkler System
Lot Description	Level, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Roof Metal

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	610
Zoning	Resid Single Family
HOA Fees	1201.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	HomeSmart
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