

# \$1,050,000 - 36 E York Lane A, Inlet Beach

MLS® #915838

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.00 Acres

Prominence, Inlet Beach, FL

Prominence on Scenic 30a is Perfect for Primary Home, Second Home or Daily/Weekly Rental Property with potential to gross \$70->95k+/- yearly. This Strategically Located Prominence "A" Plan is an East End Unit on a Corner Lot. Third Building from the Community Amenities with Huge Freeform Zero Entry Pool. Natural Sunlight Abounds due to No Building next door! This East and South facing Townhome is on a Premium Corner Lot with Private Walkway to the Front Door Entry. One Owner, Well Maintained, Homeowner Occupied and has Never Been Rented. The following improvements are Included: All Window Blinds/Treatments, Attached Lighting, Attached Shelving + Cabinetry in Garage, Clothes Washer + Dryer and Stainless Steel Kitchen Appliances. Sold Un-Furnished. Grab Your Piece of 30a at Prominence Homeowners and Guests will enjoy the Luxurious but still Laid Back 30a Lifestyle, where time moves a little slower and Memories Last a Lifetime! Along this Convenient and Fun part of Hwy. 30a Deer Lake State Park is Right Next Door with Nature Trails, Beach Access and Tons of North Florida Wild Life to Observe!

Prominence standard features and finishes are more indicative of much higher priced homes and the Sellers made several smart upgrades when picking finishes during construction. The community's Large Freeform Zero entry Pool is marvelous for fun in the sun! Seasonally the Big Chill plays Sporting Events, Movies and Fun Shows on it's Outdoor Big Screen Theater



for Free! The Big Chill fka: "The Hub" of 30A is a Fun-Filled Collection of Boutique Style Shops, Diverse Eateries, Art Galleries, an Ice Cream Parlor and Bicycle Rentals for working off your lunch on the Ever Popular Scenic Hwy. 30a Bike Path!

Built in 2017

### Essential Information

MLS® #	915838
Price	\$1,050,000
Bedrooms	3
Sold Price	\$955,000
Bathrooms	3.00
Date Sold	2023-04-03
Full Baths	2
Days until Sold	65
Half Baths	1
Square Footage	1,747
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Attached Single Unit
Style	Townhome
Status	Sold

### Community Information

Address	36 E York Lane A
Area	18 - 30A East
Subdivision	Prominence
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	BBQ Pit/Grill, Exercise Room, Pavillion/Gazebo, Pets Allowed, Pool
Utilities	Community Water, Electric, Gas - Natural, Public Sewer, Public Water,

	TV Cable, Underground
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Floor Laminate, Floor Tile, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Range Hood, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric, Heat High Efficiency, Heat Pump Air To Air
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Frame, Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd
Exterior Features	Deck Open, Sprinkler System
Lot Description	Corner, Covenants, Sidewalk, Zero Lot Line
Windows	Double Pane Windows
Roof	Roof Metal, Roof Pitched
Construction	Frame

### School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

### Additional Information

Days on Website	476
Zoning	Resid Multi-Family
HOA Fees	1393.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Counts Real Estate Group Inc
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