

\$1,250,000 - 844 Sandgrass Boulevard, Santa Rosa Beach

MLS® #918342

\$1,250,000

3 Bedroom, 5.00 Bathroom, 2,264 sqft
Residential on 0.08 Acres

NATUREWALK AT SEAGROVE, Santa Rosa Beach, FL

Charming Beach Cottage located across from the Gathering Place lap and beach entry pools, steps away from the Lily Lane Beach walking trail which is a fun adventure to walk to the beach, or take the street legal Golf Cart down to the nearest beach access on Scenic 30-A. This unique three bedroom cottage has four full baths, plus one half bath. Upstairs is a great bonus Bunk room on second floor and open second sitting area, where family can gather. The Bunk room is spacious with built in bookshelves and with privacy drapes and three windows. Immersed in nature, this extraordinary home delivers a coastal lifestyle in a prime location at NatureWalk. Spacious, offered fully furnished, it's just minutes from the sugar-white sands at Seagrove Beach. Outdoor living can be enjoyed on two generous screened porches that look out onto mature greenery and the surrounding neighborhood. Brick-paved driveway and golf cart with extra-large vehicle parking at the rear entry alley off Lily Lane. Indoors, this two-story home has bright open living spaces professionally decorated in tones that reflect the nearby beach. Open Kitchen to all living and dining, an island housing a sink and dishwashing, perfect for serving breakfast, snacks and cocktails. Make use of the pantry for storing things neatly out of sight. Best of all, this home has three bedrooms plus a bonus



bunk room! A second-floor sitting area provides additional quiet space or a TV and opens into the Bunk room that has black out drapes for privacy. Four beautiful private bathrooms plus a half bath complete the accommodations. With a full home generator, this attractive beach home would make an excellent primary home or short-term rental investment and located just steps from the boardwalk to the beach. Even closer to home is the community swimming pool with outdoor grilling area, a playground and clubhouse for social gatherings.

Built in 2014

Essential Information

MLS® #	918342
Price	\$1,250,000
Bedrooms	3
Sold Price	\$1,245,000
Bathrooms	5.00
Date Sold	2023-07-12
Full Baths	4
Days until Sold	128
Half Baths	1
Square Footage	2,264
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	844 Sandgrass Boulevard
Area	18 - 30A East
Subdivision	NATUREWALK AT SEAGROVE
City	Santa Rosa Beach
County	Walton

State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Fishing, Pets Allowed, Picnic Area, Playground, Pool
Utilities	Electric, Gas - Natural, Other, Public Sewer, Public Water, Underground

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation Off Grade, Frame, Roof Metal, Roof Pitched, Siding CmmtFbrHrdBrd, Trim Wood
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Lot-Part, Fireplace, Porch, Porch Screened
Lot Description	Covenants, Interior, Level, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal, Roof Pitched
Construction	Frame
Foundation	Foundation Off Grade

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	441
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Zoning	Resid Single Family
HOA Fees	1041.06
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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