

# \$345,000 - Lot 6 Tradewinds Drive, Santa Rosa Beach

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MLS® #921224

**\$345,000**

Bedroom, Bathroom, 6,098 sqft

Land on 0.14 Acres

Sea Dunes S/D, Santa Rosa Beach, FL

Location, Location, Location! Attention buyers and builders! \*\*\*Best price for buy & build later lot in area\*\*\* This remarkable single-family home site, located in the serene and charming Sea Dunes community of Dune Allen, is conveniently located only 1800+/- feet from the West Allen Loop Beach Access. Sea Dunes is often called the cutest neighborhood on 30A with its white picket fences and quiet, community feel. Sea Dunes has very low HOA fees and no short term rentals are allowed. The lot's close proximity to numerous public beach access parks along Scenic 30A, the ecological gem known as Topsail State Park, as well as the many other walking and hiking trails, make this the perfect property for those seeking an idyllic coastal lifestyle. Note: there are only a few lots left in this quaint, rental restricted community. Don't miss your chance to own a slice of paradise in this delightful and highly sought after neighborhood.



## Essential Information

|                 |            |
|-----------------|------------|
| MLS® #          | 921224     |
| Price           | \$345,000  |
| Sold Price      | \$315,000  |
| Date Sold       | 2023-08-09 |
| Days until Sold | 114        |
| Square Footage  | 6,098      |
| Acres           | 0.14       |
| Type            | Land       |

|          |             |
|----------|-------------|
| Sub-Type | Vacant Land |
| Status   | Sold        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | Lot 6 Tradewinds Drive |
| Area        | 17 - 30A West          |
| Subdivision | Sea Dunes S/D          |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | No Short Term Rental                 |
| Utilities | Electric, Public Sewer, Public Water |
| Features  | Within 1/2 Mile to Water             |

### **Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Within 1/2 Mile to Water |
|-----------------|--------------------------|

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 397                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 650.00              |
| HOA Fees Freq.  | Annually            |

### **Listing Details**

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