

# **\$809,000 - 108 Pelican Bay Drive, Santa Rosa Beach**

MLS® #892287

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## **\$809,000**

4 Bedroom, 4.00 Bathroom, 3,109 sqft  
Detached Single Family on 0.45 Acres

PELICAN BAY, Santa Rosa Beach, FL

Welcome to 108 Pelican Bay Drive. This home checks all of the boxes! BRAND NEW ROOF (coming March 2022). The home is situated on a large lot which is nearly 1/2 acre in size. The spacious fenced back yard includes a private pool and covered patio. The driveway and two car garage provides an abundance of room for parking and storage. Inside the home you will appreciate a kitchen that is a chef's dream. There is a gas range, double oven, oversized refrigerator/freezer, and ample cabinet and countertop space. The master bedroom is on the first floor along with two more bedrooms and two more bathrooms. There's also a bonus room which would make for a great office, den, or play area. Upstairs you'll find a 4th bedroom, full bath, and a bonus/media room. When viewing the home you will notice the immaculate condition it has been kept in along with numerous updates. Over \$68,000 of improvements have been made to the home including upgraded flooring, fresh interior paint, tankless water heater, custom landscaping, fenced back yard, and the soon to be installed brand new roof.

The community of Pelican Bay has low HOA dues and gives you access to the tennis court along with bay access. There is a dock at the bay where you can drop your kayaks and paddle boards or just watch the dolphins play! Conveniently located in close proximity to Grand Boulevard where there are lots of



shopping, dining, and entertainment options.  
Schedule your own private showing today!

Built in 2006

### Essential Information

MLS® #	892287
Sold Price	\$809,000
List Price	\$809,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,109
Acres	0.45
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

### Community Information

Address	108 Pelican Bay Drive
Area	16 - North Santa Rosa Beach
Subdivision	PELICAN BAY
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	Dock, Fishing, Gated Community, Pets Allowed, Picnic Area, Tennis, Waterfront
Utilities	Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached, Guest
# of Garages	2
Has Pool	Yes

Pool Pool - In-Ground, Private

### Interior

Interior Features Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Floor Hardwood, Floor Tile, Furnished - None, Lighting Recessed, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All

Appliances Dishwasher, Disposal, Microwave, Oven Double, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas

Cooling AC - 2 or More, AC - Central Elect, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace

# of Stories 2

### Exterior

Exterior Roof Composite Shngl, Stucco

Exterior Features Deck Open, Fenced Back Yard, Patio Covered, Pool - In-Ground, Porch, Sprinkler System

Lot Description Covenants, Restrictions, Within 1/2 Mile to Water

Windows Double Pane Windows

Roof Roof Composite Shngl

### School Information

Elementary Van R Butler

Middle Emerald Coast

High South Walton

### Additional Information

Days on Website 343

Zoning Resid Single Family

HOA Fees 575.00

HOA Fees Freq. Annually

### Listing Details

Listing Office Gulf Realty 30A LLC

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