

\$915,000 - 108 S Blue Heron Drive, Santa Rosa Beach

MLS® #976902

\$915,000

3 Bedroom, 3.00 Bathroom, 2,250 sqft

Detached Single Family on 0.36 Acres

MOORES LANDING, Santa Rosa Beach, FL

Seller is offering up to \$12K credit to Buyer - use toward rate buy-down, closing costs, or personal touches - with acceptable offer AND providing a 1 Year Home Warranty! Stunning water views on a lush .36 acre lot with a fabulous new pool! Tucked away in the enclave of Moore's Landing, this home is a true coastal retreat in a prime South Walton location.

The main home has a bedroom, full bath and living area with fireplace on the first floor. The master suite occupies the entire second story. Step out onto your private balcony and enjoy the view while listening to the peaceful sounds of nature and watching the boats heading out to the bay.

The third bedroom with ensuite bathroom - located above the oversize 2 car garage - is perfect for guests or use as a home office. The garage has a workbench, cabinets and separate storage area.

Enjoy outdoor living at its finest, with lush landscaping, spacious porches on multiple levels, and a new pool that converts to a soothing spa with the flip of a switch. This home has been updated and meticulously maintained.

Conveniently located to all the area has to offer:

2.5 Miles to Shopping and Dining at Grand Boulevard

0.5 Miles to nearest public boat launch



1 Mile to Driftwood Estates Walton County
Park (pickleball, tennis)
4 Miles to Topsail Hill Preserve State Park
10 Miles to the Mid Bay Bridge
11 Miles to the 331 Bridge

Over \$200,000 invested into improvements,
upgrades and updates include:

Pool - \$75,000

Pool Landscaping- \$12,525

Natural Gas Tap and Connection - \$4,750

Pool Fencing - \$14,000

Custom Built-in Cabinets & Closet - \$31,500

Kitchen & Bath Updates - \$9,000

Upgrade Breaker Box - \$3,500

New HVAC (2 Units) & New Water Heater (2
Units) \$25,000

Exterior Paint - \$14,000

Built in 1998

Essential Information

MLS® #	976902
Sold Price	\$915,000
List Price	\$988,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,250
Acres	0.36
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	108 S Blue Heron Drive
Area	16 - North Santa Rosa Beach
Subdivision	MOORES LANDING

City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Short Term Rental - Not Allowed
Utilities	Electric, Gas - Natural, Gas - Propane, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage Detached, Oversized, Garage
# of Garages	2
View	Bay, Bayou
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Washer
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Lawn Pump, Sprinkler System
Lot Description	Covenants, Dead End, Flood Insurance Req, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	501
Zoning	Resid Single Family
HOA Fees	600
HOA Fees Freq.	Annually

Listing Details

Listing Office La Florida Coastal Properties

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