

\$630,000 - 135 Grayling Way, Inlet Beach

MLS® #995700

\$630,000

3 Bedroom, 3.00 Bathroom, 1,772 sqft

Detached Single Family on 0.07 Acres

WATERVIEW AT INLET BEACH, Inlet Beach,
FL

Ready for your own beach Rental Property? Same floor plan homes in this neighborhood have historically excellent short-term rental results exceeding over \$60,000+ in annual rental income. Homes in Water View subdivision are showing high repeat short term renters because of the easy beach access and walkability to Rosemary Beach and many dining and shopping options along 30A! Priced and ready to SELL.

Perfectly positioned in the heart of Inlet Beach within the desirable Water View subdivision, 135 Grayling Way offers a true turnkey opportunity along the iconic Scenic Highway 30A corridor. Just minutes from Rosemary Beach and only a short 1/4 mile from your doorstep to the sand, this fully furnished 3 bedroom, 3 bathroom beach home blends comfort, quality, and high investment potential.

Thoughtfully updated and impeccably maintained reflects exceptional owner care, including seasonal pressure washing, proactive whole-home maintenance, active termite bond, and professional landscape upkeep. Recent improvements include updated HVAC units, new hot water heater, outdoor shower, rain gutters, fenced backyard with covered entertaining oasis, and added storage closets for enhanced functionality.

Inside, the open and inviting layout



comfortably accommodates multiple guests, making it ideal as a primary residence, second home, or income-producing short-term rental. Rental projections exceed \$60,000+ annually!, offering strong income potential from day one. Generous storage throughout sets this home apart from typical beach properties, adding practical convenience for both owners and guests.

Outdoor living spaces create the perfect setting to unwind after a day on the Gulf, whether rinsing off under the outdoor shower, gathering around the fire in the evening, or relaxing beneath the covered patio. An extra-wide bike path just around the corner connects seamlessly to 30Avenue and extends over the bridge toward Panama City Beach. Pedestrian access through the nearby tunnel allows safe and easy passage beneath Highway 98 toward 30A and Rosemary Beach.

Beach access is effortless via Inlet Beach Regional Beach Access at the southern end of South Orange Street, the largest access point in Walton County. Amenities include ample parking, restrooms, showers, and expansive natural dunes. Just offshore lies Grouper Reef, a popular artificial snorkel reef approximately 970 feet from shore, known for vibrant marine life including fish, dolphins, and sea turtles.

Nature lovers will appreciate being just one mile from Camp Helen State Park, home to Lake Powell, one of the largest and rare coastal dune lakes in North America. Enjoy kayaking, paddleboarding, and exploring preserved coastal landscapes. The eastern end of 30A also provides quick access to Pier Park shopping and dining, as well as Northwest Florida Beaches International Airport (ECP) for convenient travel.

With nearby beach access just .3 mile away, a location that consistently commands demand, and a fully furnished, move-in-ready property positioned for immediate rental income, 135 Grayling Way delivers exceptional value along 30A. Whether you're seeking a personal coastal retreat or a high-performing investment property, this Inlet Beach home offers refreshed interiors, rental-ready convenience, and a prime location near Rosemary Beach and the Gulf.

Built in 2014

Essential Information

MLS® #	995700
Sold Price	\$630,000
List Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.07
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	135 Grayling Way
Area	18 - 30A East
Subdivision	WATERVIEW AT INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	1

Interior

Interior Features	Breakfast Bar, Floor Allowance, Kitchen Island, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Outdoor Shower
Lot Description	Covenants, Interior Lot, Restrictions
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	226
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
----------------	----------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on October 3rd, 2026 at 8:07am CDT