

\$395,000 - 136 N Shorebird 723, Santa Rosa Beach

MLS® #920259

\$395,000

2 Bedroom, 2.00 Bathroom, 956 sqft
Condominium on 0.00 Acres

TOPSAIL VILLAGE, Santa Rosa Beach, FL

A rare find along 30A, this is the lowest priced two bedroom condo available along the 17 mile stretch of Scenic 30A. Freshly painted as well as a new dishwasher added, you will enjoy this top floor condominium as a primary residence, second home, or vacation rental investment. A local rental company projects \$48,000-\$65,000 in gross rental income. This condo has beautiful views backing up to the forest preserve. Topsail Village is ideally located across the street from Topsail State Park (1640 acres) and a short stroll or bike ride from the Stallworth and Dune Allen public beach access points as well as all of the shopping and dining that 30A has to offer. Grand Boulevard is also conveniently located nearby where you will enjoy upscale shopping, dining, grocery and the movies! This condo includes premier upgraded Pergo flooring throughout and upgraded HVAC with Trane system. The condo has two bedrooms and two full bathrooms. The master bedroom has an en suite full bathroom. The new Dune Allen Regional Beach Access includes parking and bathrooms and is conveniently located nearby on Scenic 30A. Stallworth Beach access is the closest beach access point and also provides a beautiful place to soak up the sun and beach or watch the sunset. This condo is located along iconic Scenic 30A where you can enjoy the bike path, riding to restaurants, shopping, and beach accesses, or drive your car/golf cart less than 1 mile to Topsail Hill Preserve State Park and more! You will enjoy the convenient



community pool just a few steps away!

Built in 2007

Essential Information

MLS® #	920259
Sold Price	\$395,000
List Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	136 N Shorebird 723
Area	17 - 30A West
Subdivision	TOPSAIL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Pool
Utilities	Public Sewer, Public Water
Has Pool	Yes
Pool	Community

Interior

Interior Features	Newly Painted
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior Features Balcony

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 406
HOA Fees 1361.29
HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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