

\$550,000 - 138 Riverbirch Loop, Santa Rosa Beach

MLS® #975366

\$550,000

3 Bedroom, 2.00 Bathroom, 1,839 sqft

Detached Single Family on 0.19 Acres

Driftwood Estates, Santa Rosa Beach, FL

We are so excited to present this GREAT opportunity for you to purchase your own piece of PARADISE! Nestled in the cul-de-sac adjacent to the neighborhood pond with a lovely fountain. This Wonderful family home in Driftwood Estates is offering the LIFESTYLE you have been searching for! One of only a few homes in this highly sought after community that has a PRIVATE POOL. This beautiful all BRICK home with it's welcoming TROPICAL landscape has 3 BEDROOMS plus a FLEX room which can be used as a 4th bedroom, office, exercise or playroom and is located just minutes away from the sugar white sands of the Beaches of South Walton, and Scenic HWY 30-A. The OPEN CONCEPT floor plan delivers an inviting and spacious gathering area, encompassing the living room, dining area and kitchen. The gorgeous updated kitchen, with a built in PANTRY is well lit with under cabinet lighting and can lights above the cooktop, adorned with White painted cabinets and topped with GRANITE countertops complete with SUBWAY glass tile backsplash. While preparing nourishment on the gorgeous GRANITE counter tops and STAINLESS steel appliances you can still participate in the activities and enjoyment!. The TRAY ceilings in the main living area and in the primary bedroom provide a Grand, spacious feeling and are cased with Crown Molding. The floors in the main living area & primary bedroom are clad with upgraded HARDWOOD planks, while 20" TILE floors



cover the foyer, kitchen & bathrooms, and carpet is in the additional bedrooms. The living room, primary bedroom, primary bathroom, flex room, guest bedrooms & dining room all have Custom PLANTATION shutters covering the windows. The primary bath has DUAL sinks, a soaking TUB and a SEPARATE walk-in TILE shower. Add that extra special touch to your gathering, just meander out back to your COVERED patio where you can relax and enjoy the backyard OASIS encased with a SHADOW BOX fence and a natural PRIVACY tree line barrier. Take a relaxing dip to lounge or swim in your PRIVATE pool. To better complete the outdoor living space, there is a fantastic paverstone GRILLING area adjoining the covered patio. This home delivers a wonderful outdoor space for the family to truly enjoy the Florida LIFESTYLE and is maintained by a personal IRRIGATION well pump and sprinkler system. A NEW HVAC system was installed in March, 2024, and a new POOL PUMP system was installed in 2023. For that extra feeling of security, there are hurricane FABRICS to cover every window. There is extra parking for your friends and family with the 2 CAR garage and long concrete driveway. The garage has pull down attic stairs leading to additional potential storage above. The laundry room has full hook ups ready for your Washer & Dryer. For the outdoorsmen or sportsmen in the family there are several beautiful, stocked and well-maintained community lakes. Allowing great opportunities for catch and release fishing. If you choose to use it.....Driftwood Estates PH II provides and maintains for it's owners and their guests a gorgeous community pool to splash and play in the Florida sun! This home is located in Flood Zone X, flood insurance is NOT REQUIRED. Approximately 1/2 mile to Walton County's Driftwood Park, complete with a host of sports related activities; tennis, handball, basketball,

soccer, track and a wonderful play ground for the children. When venturing out of the community, you are surrounded by a true resort town with WORLD CLASS restaurants, a wide array of SHOPPING and various entertainment venues. Deep sea fishing, snorkeling, scuba diving, parasailing, golf, boating, go-carts, helicopter rides, bike paths and nature preserves, what more could you be looking for? All of this and it is 3 miles to SACRED HEART HOSPITAL and medical facilities. This property has so much to offer and awaits the person that is ready to bring their special touch and make it HOME! Schedule your private viewing today and start making your Florida LIFESTYLE dreams come true!

Built in 2013

Essential Information

MLS® #	975366
Sold Price	\$550,000
List Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,839
Acres	0.19
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	138 Riverbirch Loop
Area	16 - North Santa Rosa Beach
Subdivision	Driftwood Estates
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Community Room, Fishing, Short Term Rental - Not Allowed, Pool, Pets Allowed
Utilities	Community Water, Electric, Phone, Public Sewer, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener, Garage
# of Garages	2
View	Pond
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Tray Ceiling(s), Kitchen Island, Split Bedroom, Woodwork Painted
Appliances	Dishwasher, Microwave, Refrigerator, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Lawn Pump, Sprinkler System, Yard Building
Lot Description	Covenants, Cul-De-Sac, Curb & Gutter, Interior Lot, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Composite Shngl
Construction	Foundation Off Grade, Brick

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	499
Zoning	Resid Single Family

HOA Fees	267
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Dreams of Destin LLC
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