

\$1,550,000 - 140 Pleasant Street, Inlet Beach

MLS® #996429

\$1,550,000

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Detached Single Family on 0.23 Acres

Prominence South, Inlet Beach, FL

Flood Zone X, fully furnished, never-rented 4BR/3.5BA single-family home offering 2,466 sq ft on a rare .23-acre oversized lot south of 30A in Prominence South, minutes to Alys Beach and Rosemary Beach. Positioned as a luxury second home or high-demand investment property, this coastal residence features quartz island, Sub-Zero refrigeration, custom bar with wine storage, fireplace, designer lighting, new 2025 furnishings, fresh 2025 exterior paint, alley-accessed two-car garage, extended parking, and private pool potential (subject to approval). Positioned on a rare .23-acre oversized homesite south of 30A in Prominence South, this thoughtfully upgraded coastal residence offers space, privacy, and expansion potential minutes from Alys Beach and Rosemary Beach in Inlet Beach. The location delivers what today's 30A East buyers prioritize: immediate lifestyle enjoyment paired with long-term investment strength in a high-demand coastal corridor.

Never rented and meticulously maintained, the home preserves its designer finishes while offering flexibility as either a luxury second home or investment-grade property.

Inside, authentic coastal character meets elevated upgrades. Whitewashed flooring, curated designer lighting, and a wood-burning fireplace introduce warmth rarely found in newer 30A construction. The chef's kitchen anchors the main living space with an



oversized quartz island, commercial-grade Sub-Zero refrigeration, custom bar area with wine refrigerator, and updated ice maker designed for effortless entertaining. Three sets of French doors create seamless indoor-outdoor flow.

The first-floor primary suite offers privacy and scale, featuring a soaking tub, spacious walk-in shower, and generous closet space. Upstairs, two additional bedrooms, two full baths, and a flexible bonus space accommodate guests, a home office, bunk configuration, or media lounge. Currently has a queen sleeper sofa.

The homesite represents a meaningful advantage within Prominence South, with room to accommodate a private pool subject to HOA and local approval. A brick paver patio enhances outdoor living, while the alley-accessed detached two-car garage and extended driveway provide added privacy and parking capacity.

Recent improvements support turnkey ownership and rental readiness, including a new heat pump (2023), exterior repaint (2025), Nest thermostats, GE washer and dryer (2021), updated furnishings (2025), Schlage keyless entry, and active Sentricon termite protection through January 2027.

A 2022 HDK Forester 4+2 LSV golf cart is available for separate purchase.

With close proximity to the Gulf, dining, shopping, and the architectural prestige of Alys Beach and Rosemary Beach, this oversized south-of-30A homesite presents a rare opportunity to secure a never-rented coastal residence with expansion upside in one of 30A East's most sought-after investment corridors.

Built in 2016

Essential Information

MLS® #	996429
Sold Price	\$1,550,000
List Price	\$1,490,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,466
Acres	0.23
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	140 Pleasant Street
Area	18 - 30A East
Subdivision	Prominence South
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Detached
# of Garages	2

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace

of Stories 2

Exterior

Lot Description Irregular Lot, Restrictions, Within 1/2 Mile to Water
Construction Siding CmntFbrHrdBrd

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 198
Zoning Resid Single Family

Listing Details

Listing Office Sea Haus Realty

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Listing information last updated on September 13th, 2026 at 6:07am CDT