

\$440,000 - 145 Spires Ln 110, Santa Rosa Beach

MLS® #990466

\$440,000

1 Bedroom, 2.00 Bathroom, 604 sqft
Condominium

GULF PLACE CABANAS CONDO, Santa
Rosa Beach, FL

Welcome to the best priced one bedroom + bunk room condo in Gulf Place, perfectly situated on the ground floor with peaceful lagoon views right outside your back door!

This bright and inviting condo has been consistently self managed and produces between \$42k-\$44k in rental income every year, making it an ideal blend of personal enjoyment and strong investment performance. Inside, the space feels light, fresh and well maintained with a series of thoughtful updates. Situated on the first floor for easy access, this residence offers the best of both worlds investment performance and ease of use for personal getaways on 30-A.

Upon entry, the master suite is located to the left, with an en-suite bathroom that also connects to the hallway bunk room, via private access. The bunks are custom-built and designed for comfort with fresh bedding and pillows already in place. The main living and kitchen areas provide views of the waters below as well as the palms and well-maintained vegetation.

Improvements include a new HVAC in 2020 with optional copper coating spray for added Florida durability and a new water heater in 2025. The kitchen features an updated dishwasher, garbage disposal and a new kitchen faucet installed in 2023. The living



area and master bedroom both have updated ceiling fans, the bunk area features new bedding and pillows as well as a new ceiling light, and the master bathroom includes a new light and vent fan combo. Larger smart televisions have been added to both the living area and master bedroom. Comfort was also elevated with a new mattress and adjustable base in 2024 along with fresh bedding, new pillows and refreshed decor throughout the master suite.

Enjoy effortless access to one of the community pools and direct positioning across the street to the private Gulf Place deeded beach access. You are truly in the heart of Gulf Place with pickleball, tennis, dining, shopping and everything this vibrant community offers just steps away.

This condo is priced to sell and stands out as the best value in Gulf Place for buyers seeking a clean, bright and easy to maintain coastal retreat with unmatched access to the beach, pools and all the amenities of this beloved community with strong investment performance.

Built in 1999

Essential Information

MLS® #	990466
Sold Price	\$440,000
List Price	\$430,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	604
Year Built	1999
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	145 Spires Ln 110
Area	17 - 30A West
Subdivision	GULF PLACE CABANAS CONDO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric, TV Cable
View	Lagoon
Is Waterfront	Yes
Waterfront	Lagoon

Interior

Interior Features	Breakfast Bar, Hallway Bunk Beds, Kitchen Island
Appliances	Cooktop, Dishwasher, Disposal, Freezer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Tennis Court(s)
Windows	Window Treatments

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	289
HOA Fees	2846.43
HOA Fees Freq.	Quarterly

Listing Details

Listing Office Corcoran Reverie SRB

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