

\$1,050,000 - 156 Emerald Dunes Circle, Santa Rosa Beach

MLS® #994521

\$1,050,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Detached Single Family on 0.04 Acres

OLD FLORIDA COTTAGES, Santa Rosa Beach, FL

Own a proven income-producing Gulf-view retreat in the heart of 30A. This fully furnished 3BR/3BA coastal getaway sleeps 12 and is turnkey for rentals or instant enjoyment. Open living flows to a breezy porch perfect for sunset cocktails. Two bedrooms on the main level, plus a private upstairs suite with balcony and panoramic views. Spa-style primary bath, stylish finishes, and room to entertain. Steps to dining, shops, and beach access, with the community pool just across the street. Includes home warranty and strong rental history. Beach life and cash flow wrapped into one sweet deal. its charm, but its proven performance. With a strong and consistent rental history generating approximately \$90,000 to \$100,000 annually, this home is already a well established success. Even more valuable, the current owners have thoughtfully self managed their Airbnb, maximizing net income and building an impeccable repeat guest book of business that will be seamlessly transferred to the new owner.

Because of this high performing rental schedule, opportunities to view this home are limited, but your window is here.

Open for showings March 21 through March 26 between guest turns. Now is your chance.



This is your opportunity to step into a true income producing beach house with Gulf views, a loyal rental following, and a system already in place for continued success.

Homes like this are not just purchased... they are felt.

Built in 1999

Essential Information

MLS® #	994521
Sold Price	\$1,050,000
List Price	\$1,115,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,572
Acres	0.04
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	156 Emerald Dunes Circle
Area	17 - 30A West
Subdivision	OLD FLORIDA COTTAGES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
View	Gulf

Interior

Interior Features	Breakfast Bar, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Columns, Outdoor Shower
Lot Description	Dead End, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding Vinyl, Trim Vinyl
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	221
Zoning	Resid Single Family

Listing Details

Listing Office	Bastion Realty LLC
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