

# \$940,000 - 173 Sugar Sand Lane, Santa Rosa Beach

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MLS® #995647

**\$940,000**

3 Bedroom, 3.00 Bathroom, 1,632 sqft

Detached Single Family on 0.15 Acres

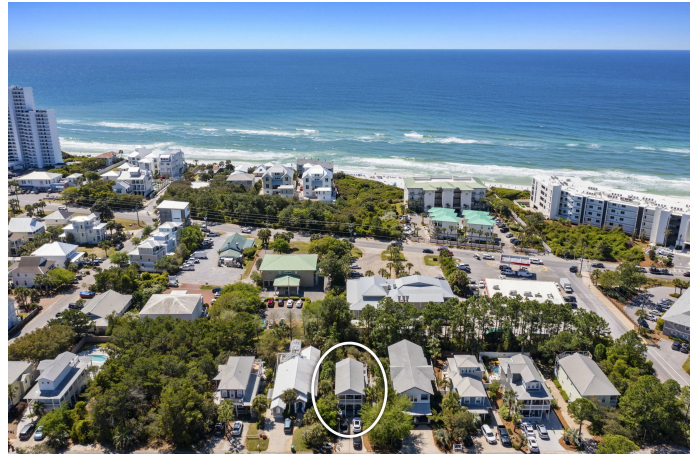
VILLAGE OF SUGAR BEACH, Santa Rosa Beach, FL

Under contract with a 72 hour kick out clause - Welcome to your slice of paradise in the Village of Sugar Beach! This charming 3-bedroom home (with a new roof in 2024) is just one block away from the sugar white sand and turquoise blue water of the Gulf of Mexico. Imagine waking up to the sound of waves crashing and enjoying morning strolls on the beach.

Nestled amidst the vibrant community of Seagrove Beach, this home offers not just a prime location, but also easy access to nearby shops and restaurants, making every day a vacation.

Step inside to discover an open living/dining/kitchen space. The kitchen was recently updated and is a culinary enthusiast's dream, boasting stainless steel appliances and a gas stove that'll have you cooking up a storm. A first-floor bedroom with access to the large deck outside completes this level, each of the two bedrooms features its own balcony. The Primary bath was recently updated, including new tile and fixtures. When it's time to entertain, the spacious back deck beckons with its promise of al fresco dining and leisurely evenings under the stars. There is room to add a pool if you wish.

With access to the community pool, you'll have the perfect spot to cool off after a full day at



the beach.

Don't miss your chance to make this beachside retreat your own. Schedule a showing today and start living the laid-back coastal lifestyle you've been dreaming of!

Built in 1997

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 995647                 |
| Sold Price     | \$940,000              |
| List Price     | \$995,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,632                  |
| Acres          | 0.15                   |
| Year Built     | 1997                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Florida Cottage        |
| Status         | Sold                   |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 173 Sugar Sand Lane    |
| Area        | 18 - 30A East          |
| Subdivision | VILLAGE OF SUGAR BEACH |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

**Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water |
|-----------|-----------------------------------------------------|

**Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Bookcases, Newly Painted |
| Appliances        | Electric Water Heater    |

|              |                             |
|--------------|-----------------------------|
| Heating      | Gas - Natural               |
| Cooling      | Central Air, Ceiling Fan(s) |
| # of Stories | 2                           |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, Sprinkler System                                   |
| Lot Description   | Interior Lot, Level, Restrictions, Within 1/2 Mile to Water |
| Windows           | Window Treatments                                           |
| Roof              | Metal                                                       |
| Construction      | Trim Wood, 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 | Rosemary Beach Realty LLC |
|----------------|---------------------------|

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