

\$580,000 - 186 Melrose Avenue, Santa Rosa Beach

MLS® #988927

\$580,000

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Detached Single Family on 0.14 Acres

AUDUBON POINT, Santa Rosa Beach, FL

UNDER CONTRACT WITH
CONTINGENCIES; SELLER ACCEPTING
BACKUP OFFERS.

LOWEST PRICE PER SQUARE FOOT AND
ONE OF THE LARGEST FLOOR PLANS IN
AUDUBON POINT! MOTIVATED SELLER!

Charming Upgraded Home in Sought-After
Audubon Point | Minutes to Seaside, Seagrove
& Eden Gardens

Welcome to Audubon Point a serene,
tucked-away neighborhood bordering Pt.
Washington State Forest and just minutes
from the sugar-white sands of 30A. This
beautifully appointed 4-bedroom,
3.5-bathroom home offers a prime opportunity
for full-time living, a second home, or a
lucrative rental investment in one of South
Walton's most desirable locations.

Step inside to find a thoughtfully designed
open floor plan with high-end upgrades
throughout, including granite countertops,
custom cabinetry, crown molding, and
stainless-steel appliances.

The heart of the home is the spacious kitchen,
complete with a large center island and
breakfast bar that seamlessly flows
into the living and dining areas ideal for
entertaining family and friends.

The first-floor owner's suite offers privacy and
comfort, featuring a generous en-suite bath



with dual vanities and a walk-in shower. Upstairs, you'll find three additional spacious bedrooms and a versatile flex space perfect for a home office, media room, or guest lounge. Enjoy your morning coffee or evening unwind on the oversized back patio or deck, surrounded by peaceful natural scenery. Audubon Point boasts a peaceful, forested setting yet is just around the corner from the public boat launch, Eden Gardens State Park, and a short drive to Seaside, Seagrove Beach, and multiple public beach accesses. With nearby shopping, dining, golf, and outdoor adventures, this location is ideal for those seeking lifestyle and value. Whether you're looking to invest, vacation, or settle down, this turn-key property delivers on all fronts. Don't miss this opportunity!

Built in 2016

Essential Information

MLS® #	988927
Sold Price	\$580,000
List Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.14
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	186 Melrose Avenue
Area	19 - Point Washington

Subdivision	AUDUBON POINT
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener

Interior

Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	313
Zoning	Resid Single Family
HOA Fees	425
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Realty SRB
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