

\$745,000 - 23 Grayling Way, Inlet Beach

MLS® #995403

\$745,000

3 Bedroom, 3.00 Bathroom, 1,772 sqft

Detached Single Family on 0.08 Acres

Water View At Inlet Beach, Inlet Beach, FL

Ideally located in the heart of Inlet Beach, just minutes from Rosemary Beach and with convenient beach access only, 1000 feet from door to sand, 23 Grayling Way offers a true turnkey opportunity along Scenic Highway 30A. Thoughtfully updated and move-in ready, this home is perfectly suited as a primary residence, second home, or income-producing short-term rental. Recent improvements include an expanded and updated kitchen with new appliances, enhancing flow and functionality for entertaining and guest stays. Additional enhancements feature a new sliding door in the back, new furniture, and no carpet throughout the home, creating a clean, modern, and low-maintenance interior. The owners have maintained an exceptionally high quality of the home by not renting during spring break, ensuring it remains in top condition year after year.

The open, inviting layout comfortably accommodates multiple guests, supporting strong rental appeal. Multiple closets provide more storage than you usually get out of a beach home, making it practical for owners and renters alike.

Outdoor living spaces offer a relaxing retreat after a day at the beach, while the home's proximity to Rosemary Beach's dining, shopping, and entertainment adds to its desirability for both personal use and rentals. An extra wide bike path is just around the



corner, connecting seamlessly to 30Avenue and even over the bridge toward Panama City Beach. Plus, pedestrian access through the nearby tunnel provides safe, easy passage beneath Highway 98 toward 30A and Rosemary Beach.

The nearby Inlet Beach Regional Access at the southern end of S. Orange St. is the largest beach access in Walton County, featuring plenty of parking (117 spaces), showers, bathrooms, and expansive natural dunes our area is known for. It offers a convenient beach walkout with no stairs (via the middle dune walkover), seasonal lifeguards, and ADA-accessible amenities. Just offshore lies the popular "Grouper Reef," an artificial snorkel reef about 970 feet from shore a focal point for snorkeling and diving with abundant marine life, including fish, dolphins, and sea turtles.

Camp Helen State Park is just a mile east, providing access to Lake Powell, one of the area's largest rare coastal dune lakes (the biggest in Florida and North America), perfect for kayaking, paddleboarding, and exploring pristine nature. This prime eastern end of 30A also offers quick access to Pier Park shopping and dining in Panama City Beach, as well as Florida Beaches International Airport (ECP) for easy travel.

With nearby beach access, a location that consistently draws demand, and a fully furnished, updated property ready to generate rental income from day one, 23 Grayling Way delivers exceptional value. Whether you're seeking a personal coastal getaway or an investment positioned for immediate use and long-term appeal, this home combines refreshed interiors, rental-ready convenience, and an unbeatable Inlet Beach location near Rosemary Beach and the Gulf.

Built in 2013

Essential Information

MLS® #	995403
Sold Price	\$745,000
List Price	\$759,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.08
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	23 Grayling Way
Area	18 - 30A East
Subdivision	Water View At Inlet Beach
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Community Sewer, Community Water, Electric, Public Water
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Private Yard, Outdoor Shower
Lot Description	Level
Windows	Window Treatments
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	210
Zoning	Deed Restrictions

Listing Details

Listing Office	Compass
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