

# \$1,550,000 - 23 Sweet Gum Loop, Inlet Beach

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MLS® #986382

**\$1,550,000**

4 Bedroom, 4.00 Bathroom, 2,690 sqft

Detached Single Family

TREETOP VILLAGE, Inlet Beach, FL

Under Contract with a 72hr Kick-Out Clause. Step into your newly built sanctuary in the gated community of Treetop Village, just steps from Seacrest Beach with deeded beach access and a private tram service. Designer curated and offered fully furnished, this Fox Construction home is truly turn-key from day one. With a heated private pool, upscale finishes, and thoughtful design throughout, it's equally suited as a successful vacation rental, a coastal retreat, or a full-time residence.

Designed for comfort and flexibility, the home features two primary suites, one on each level. The downstairs suite offers a spa-like retreat with a soaking tub and separate shower, while the upstairs suite features a spacious walk-in shower. The kitchen boasts white quartz countertops, a gas range, stainless steel appliances, and an open layout that flows seamlessly into the main living area. A dry bar with a beverage cooler adds both style and convenience for entertaining. With four bedrooms, a bunk room, and 3.5 bathrooms, there's ample space for family and guests alike.

Tucked away on a peaceful cul-de-sac and bordered by a nature preserve, this property offers attached storage, ample parking, and access to neighborhood amenities, including a community pool, deeded beach access, and a private tram service. Conveniently located near both Highway 98 and 30A, you're just



minutes from the new Watersound Publix and town center, as well as the vibrant restaurants, shops, and activities of Alys, Seacrest, and Rosemary Beach.

This isn't just a home, it's a smart, stylish lifestyle on Florida's Emerald Coast.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 986382                 |
| Sold Price     | \$1,550,000            |
| List Price     | \$1,550,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,690                  |
| Year Built     | 2024                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 23 Sweet Gum Loop |
| Area        | 18 - 30A East     |
| Subdivision | TREETOP VILLAGE   |
| City        | Inlet Beach       |
| County      | Walton            |
| State       | FL                |
| Zip Code    | 32461             |

**Amenities**

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | BBQ Pit/Grill, Deed Access, Gated Community, Pool, Pets Allowed, Short Term Rental - Allowed |
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable                                |
| Has Pool  | Yes                                                                                          |

|      |                   |
|------|-------------------|
| Pool | Heated, In Ground |
|------|-------------------|

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup            |
| Appliances        | Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating           | Gas - Natural                                                                                            |
| # of Stories      | 2                                                                                                        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Sprinkler System, Yard Building     |
| Lot Description   | Covenants, Cul-De-Sac, Restrictions |
| Windows           | Window Treatments                   |
| Roof              | Metal                               |
| Construction      | Siding CmntFbrHrdBrd                |
| Foundation        | Foundation On Piling                |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 349                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 730                 |
| HOA Fees Freq.  | Quarterly           |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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