

\$352,500 - 235 Magnolia Creek Road, Santa Rosa Beach

MLS® #1003142

\$352,500

3 Bedroom, 2.00 Bathroom, 1,582 sqft

Detached Single Family on 0.27 Acres

MAGNOLIA CREEK PHASE 2, Santa Rosa Beach, FL

LOCATION. LOCATION. LOCATION.

Investors if you've been looking for a prime opportunity for a fix and flip project, THIS is your sign. Now offered at a dramatically improved price of \$350K, AS-IS, this is a massive equity play -- most available land and lots in this highly desirable area are priced significantly higher than this move-in ready home. Tucked away in the desirable gated community of Magnolia Creek, this immaculate 3-bed, 2-bath home on an oversized corner lot is perfectly situated to capitalize on a prime fix-and-flip opportunity. You are just 2 miles from the sugar-white sands of Ed Walline Beach Access and minutes from Cessna Landing and Chat Holley, giving you exceptional proximity to both the Gulf and the bay. While updates, landscaping, and deck improvements are needed for maximum return, the value-add potential is huge, including an expansive, fenced backyard with room to add a private pool or expand the home's footprint. This home provides high-end starting points, including Italian porcelain tile, a remodeled primary ensuite, a chef-inspired kitchen with triple ovens, and a fenced backyard on an oversized lot. This is a steal in a community this close to the sugar sand beaches of 30A. Boating enthusiasts will love the proximity to public boat launch at Cessna Landing. Schedule your private showing today before this investment opportunity gets snatched up. Buyer to verify all room



dimensions.

Built in 1997

Essential Information

MLS® #	1003142
Sold Price	\$352,500
List Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,582
Acres	0.27
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	235 Magnolia Creek Road
Area	16 - North Santa Rosa Beach
Subdivision	MAGNOLIA CREEK PHASE 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Water, TV Cable, Tap Fee Due
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Fireplace, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Private Yard, Pavillion/Gazebo, Sprinkler System, Yard Building, Separate Living Area
Lot Description	Corner Lot, Cul-De-Sac, Level, Within 1/2 Mile to Water
Windows	Solar Screens, Skylight(s), Window Treatments
Roof	Metal
Construction	Roof Pitched, Roof Solar Energy, Siding Vinyl

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	121
Zoning	Resid Single Family

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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