

# \$925,000 - 246 Seabreeze Court, Inlet Beach

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MLS® #980554

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,453 sqft

Detached Single Family on 0.29 Acres

SEABREEZE 1ST ADDN, Inlet Beach, FL

This charming, all one-level beach cottage in the heart of Seabreeze offers a peaceful residential setting just a short stroll from the sugar-white sands of the Gulf of Mexico. Located in the original phase of Seabreeze, where short-term rentals are not permitted, this lovingly remodeled three-bedroom, two-bath home is ideal for full-time living or a tranquil second-home retreat. The residence sits just a half block from the deeded, gated beach access and offers the perfect combination of coastal charm, thoughtful upgrades and serene outdoor spaces. The home has been completely renovated, featuring a new Galvalume roof, UV air-quality controlled HVAC system, new hot water tank and new windows throughout. The kitchen is a culinary dream with custom cabinetry, a large granite island, and top-of-the-line GE Monogram appliances, including a full-sized refrigerator and freezer, a five-eye cooktop with retractable vent and dual Fisher & Paykel drawer dishwashers. Two spacious living areas provide flexibility for entertaining or quiet relaxation, while the master suite offers a serene view of the private backyard. Step onto the screened back porch furnished in cheerful coastal tones, or explore the landscaped backyard with winding stone paths, shaded sitting areas and an artist studio with its own climate control. The garage, finished with black rubber tile flooring, adds even more thoughtful touches to this well-maintained home. With its welcoming gazebo entry, walkable beach



access and strong sense of community,  
Seabreeze Court offers an exceptional lifestyle  
along Scenic Highway 30A.

Built in 1993

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 980554                 |
| Sold Price     | \$925,000              |
| List Price     | \$985,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,453                  |
| Acres          | 0.29                   |
| Year Built     | 1993                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 246 Seabreeze Court |
| Area        | 18 - 30A East       |
| Subdivision | SEABREEZE 1ST ADDN  |
| City        | Inlet Beach         |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32461               |

**Amenities**

|              |                                                   |
|--------------|---------------------------------------------------|
| Utilities    | Electric, Public Sewer, Public Water, Septic Tank |
| Parking      | Garage Door Opener, Guest, Garage, See Remarks    |
| # of Garages | 2                                                 |

**Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Upgraded Media Wing, Woodwork Painted |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater |
| Heating      | Central, Heat High Efficiency                                                                            |
| Cooling      | Central Air, Ceiling Fan(s)                                                                              |
| # of Stories | 1                                                                                                        |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Columns, Private Yard, Pavillion/Gazebo, Sprinkler System, Separate Living Area, Rain Gutters          |
| Lot Description   | Covenants, Cul-De-Sac, Curb & Gutter, Easements, Interior Lot, Level, See Remarks, Sidewalk, Within 1/2 Mile to Water |
| Windows           | Storm Window(s), Window Treatments                                                                                    |
| Roof              | Metal                                                                                                                 |
| Construction      | Frame, Roof Pitched, Stucco, Siding Vinyl, Trim Vinyl, Trim Wood, Siding CmntFbrHrdBrd                                |
| Foundation        | Slab                                                                                                                  |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 431                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 450                 |
| HOA Fees Freq.  | Annually            |

## Listing Details

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

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