

\$615,000 - 282 White Heron Drive, Santa Rosa Beach

MLS® #925795

\$615,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Detached Single Family on 0.25 Acres

EMERALD WALK OF 30A, Santa Rosa Beach, FL

Prime location on the west end of 30A close to the beautiful beaches of South Walton, Gulf of Mexico and also not far from the Bay! This one level home with a 2-car garage is nestled on a 1/4 acre lot with an expansive backyard to enjoy. There is a fantastic screened-in porch to relax & unwind in while listening to the soothing sounds of the water feature. The fenced backyard has a variety of trees and even room to add a pool if desired. The exterior was recently painted and interior features newer hardwood floors in the main living area & a fully renovated kitchen that was opened up for a more desirable open floor plan. Kitchen features new granite countertops, breakfast bar, added shiplap & stainless steel appliances. There is also ample storage with the cabinetry and pantry. Newer AC! The living area features vaulted ceilings for an open feel and nice natural light with direct access to the screened-in porch. The split floor plan is also ideal with the master on the west wing and both guest bedrooms on the east side of the home. The master bedroom is generously sized with room for a king bed and offers a large ensuite bathroom with granite double vanity and nicely tiled shower. There is a large walk-in closet just off the bathroom. The guest bedrooms have a shared bath with granite and shower/tub combo. There is a laundry closet with full size washer & dryer that conveys. Home is being sold unfurnished but may be negotiable. Property was also recently staged with some fresh bedding, pillows,



lamps, decor & artwork and could be available for purchase. This community does not allow short term rentals so is a prime home for a full time residence or second home. You are very close to Topsail Hill State Preserve offering 3 miles of untouched beach, nature trails, campsites and coastal dune lakes to explore. Kith & Kin is the charming coffee shop at the gates of Topsail State Park for your morning cup of joe. You are also in very close vicinity to Stinky's Fish Camp - a local's favorite restaurant for dining and entertainment with live music and Dune Allen Regional Beach access. Enjoy the beach lifestyle without all the hustle & bustle of a rental community. This is still a great investment for a long term tenant however. You also have easy access to Butler Elementary, main 98 and the Choctawhatchee Bay for fishing, boating and paddle boarding. Do not miss out on this great opportunity for a competitively priced home on the west end of 30A!

Built in 1996

Essential Information

MLS® #	925795
Sold Price	\$615,000
List Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.25
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	282 White Heron Drive
Area	17 - 30A West
Subdivision	EMERALD WALK OF 30A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	No Short Term Rental
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - None, Lighting Recessed, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Gas
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Frame, Roof Composite Shngl, Slab, Stucco
Exterior Features	Fenced Back Yard, Lawn Pump, Porch Screened, Rain Gutter, Sprinkler System
Lot Description	Covenants, Restrictions
Roof	Roof Composite Shngl
Construction	Frame
Foundation	Slab

School Information

Elementary	Van R Butler
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Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	336
Zoning	Resid Single Family
HOA Fees	440.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	EXP Realty LLC
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Listing information last updated on May 19th, 2024 at 10:03am CDT