

# \$1,625,000 - 295 Matts Way, Santa Rosa Beach

MLS® #924873

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## \$1,625,000

3 Bedroom, 4.00 Bathroom, 2,444 sqft

Detached Single Family on 0.12 Acres

LAKE SIDE AT BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Meticulously maintained full-time residence with over 1,000 sq ft of porches & balconies. Owners worked closely with the builder to create a thoughtful floor plan and carefully selected every finish. The living room, kitchen and dining as well as the primary bedroom are positioned on the back of the home for quietness and privacy with a wall of windows to take advantage of the forest views. On the first floor, french doors lead to a 39ft screened-in porch with a beautiful seashell inlay gas fireplace. The kitchen has great flow with plenty of room for cooking & entertaining and features extended white quartz counters and shaker cabinets that span the entire wall, white subway tile backsplash, an island with a large stainless steel sink, (click for



Built in 2019

## Essential Information

MLS® #	924873
Sold Price	\$1,625,000
List Price	\$1,699,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,444
Acres	0.12
Year Built	2019

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### Community Information

Address	295 Matts Way
Area	17 - 30A West
Subdivision	LAKE SIDE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	Community Room, Gated Community, Pets Allowed, Picnic Area, Playground, Pool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	1
Parking	Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Floor Vinyl, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Plantation Shutters, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - High Efficiency, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Fireplace, Porch, Porch Open, Porch Screened, Rain Gutter, Shower, Sprinkler System
Lot Description	Covenants, Within 1/2 Mile to Water, Restrictions, Wooded

Windows	Double Pane Windows
Roof	Roof Metal

**School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	337
Zoning	Resid Single Family
HOA Fees	400.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	The Premier Property Group Watercolor Office
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