

# \$1,250,000 - 310 Morgans Trail, Santa Rosa Beach

MLS® #912489

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## \$1,250,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Detached Single Family on 0.14 Acres

THE PRESERVE AT GRAYTON BEACH, Santa Rosa Beach, FL

\*\*\*ALL NEW Interior paint & refinished hardwood floors on the main level!\*\*\* Nestled in the gated community of The Preserve at Grayton Beach, perfectly situated along Scenic Highway 30A between Grayton Beach and Blue Mountain Beach, this beach cottage offers newly finished hardwood flooring, newly painted interiors, four bedrooms, three and one half bathrooms with 2,216 square feet of living space. A well-designed floor plan, sprawling porches and a private location bordering the Point Washington State Forest position this property as an enviable opportunity to create a personalized retreat. Mature landscaping and paver parking lead to the spacious front porch. The first floor of this cottage offers an open living, kitchen and dining area with hardwood floors and ample natural light along with the convenient pantry, powder bath and dedicated laundry room. Privately located overlooking the preserved land is the expansive primary suite with access to the side porch and an ensuite with a double vanity, garden bathtub, stall shower and large walk-in closet. The second floor offers three additional guest suites, two full bathrooms and an additional porch. Ideal as a second home, rental investment or primary home, owners and guests within The Preserve at Grayton Beach enjoy an amenity-filled beach lifestyle that includes a private beach access, two community swimming pools, tennis courts and fitness center. Nearby coastal dune lakes, Big Redfish



Lake and Western Lake are infamous for kayaking, paddle boarding and fishing. This prime location also allows for easy access to the biking trail along Scenic Highway 30A along with the beloved dining, shopping and entertainment in Blue Mountain Beach, Grayton Beach and beyond.

Built in 2008

### **Essential Information**

MLS® #	912489
Sold Price	\$1,250,000
List Price	\$1,320,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,216
Acres	0.14
Year Built	2008
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	310 Morgans Trail
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Exercise Room, Gated Community, Pets Allowed, Pool, Tennis
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes

Pool                      Community

**Interior**

Interior Features      Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Floor  
WW Carpet, Furnished - None, Lighting Recessed, Newly Painted,  
Pantry, Washer/Dryer Hookup, Window Treatment All

Appliances              Dishwasher, Refrigerator, Stove/Oven Electric

Cooling                  AC - Central Elect, Ceiling Fans

# of Stories              2

**Exterior**

Exterior                  Roof Metal, Siding CmntFbrHrdBrd

Exterior Features      Balcony, Porch, Porch Open

Lot Description        Covenants, See Remarks, Within 1/2 Mile to Water

Roof                      Roof Metal

**School Information**

Elementary              Dune Lakes

Middle                  Emerald Coast

High                      South Walton

**Additional Information**

Days on Website      529

Zoning                  Resid Single Family

HOA Fees                685.00

HOA Fees Freq.        Quarterly

**Listing Details**

Listing Office           Scenic Sotheby's International Realty

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