

\$492,000 - 34 Heron's Watch Way 7208, Santa Rosa Beach

MLS® #922694

\$492,000

2 Bedroom, 2.00 Bathroom, 940 sqft

Condominium on 0.00 Acres

HERONS WATCH CONDO PH 7, Santa Rosa Beach, FL

Amazing opportunity to own a 2-bedroom condo in Seagrove Beach for an incredible value. Heron's Watch is a gated, lower density, relaxed condominium backing up to Point Washington State Forest and offers deeded access to Eastern Lake - a rare coastal dune lake that merges towards the Gulf of Mexico. Enjoy kayaking, paddle boarding and fishing from the community dock and paddle directly to the beach! You also have a public beach access nearby just over a mile away on South Gulf Street. This 2-bedroom, 2-bath condo is a corner unit allowing for great natural light and serene views of the state forest from the master bedroom and the balcony. Old Florida Fish House, an area favorite for dining & entertainment is right next door. There is also Beachy Bean coffee shop and Coastside Beer & Wine. Interior has been updated with contemporary tile flooring throughout, which is easy maintenance for beach living. Kitchen features granite countertops, mosaic tile backsplash, ample cabinets and stainless steel appliances. The mosaic tile detail and updated tile extend under the bar for an added touch. The granite breakfast bar is great for casual dining and there is room for another dining table as well. The living area is a spacious and has direct access to a fantastic balcony that overlooks natural pines and foliage. Connect to state park trails right behind you. There is a storage closet on the balcony that is ideal for all of your beach & outdoor gear to enjoy coastal living on 30A. The master bedroom is



generously sized and also features tile floors. There are two large windows bringing in great natural light and forest views. Master bedroom has an ensuite bathroom for convenience with shower/tub combo. A split floor plan allows privacy for the master and guest bedroom. The guest room is by the entry and offers tile floors and a partial nature view. There is a full guest bathroom and laundry room with stackable washer/dryer. The community offers a golf cart charging station and kayak & paddle board store right by building 7. There is also extra parking for boats and a boat launch nearby on Lakewood & Lakeview Drive. This is an ideal second home or vacation rental for the water enthusiast. The covered front porch is a nice area to relax and great guests. This unit was previously used as a long term rental, however, you can rent short term. Projection is \$40k annual gross income but some similar units have done as high as ~\$72k! This is a great cash flow opportunity for an ideal location in Seagrove Beach.

Seagrove is nestled between three state parks (Grayton Beach State Park, Point Washington State Forest, and Deer Lake State Park) so the natural beauty is endless! Seagrove offers tons of outdoor recreational activities such as kayaking, canoeing, boating, fishing, hiking, paddle boarding, bird watching and cycling. While Seagrove definitely has a small town charm, it also has a luxurious side to it with premier dining, boutique shopping, art galleries, art festivals, outdoor concerts, bike paths, and is neighbors with the upscale neighboring communities of Seaside & Watersound. These units do not come on the market often, don't miss this incredible opportunity to see what makes this unit such a great rental investment, vacation retreat, or a full-time residence too as there is a nice community of full time owners.

Built in 2005

Essential Information

MLS® #	922694
Sold Price	\$492,000
List Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2005
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	34 Heron's Watch Way 7208
Area	18 - 30A East
Subdivision	HERONS WATCH CONDO PH 7
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Dock, Dumpster, Elevators, Fishing, Pool, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - None, Handicap Provisions, Kitchen Island, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator, Refrigerator W/IceMk, Stove/Oven Electric, Washer
Cooling	AC - Central Elect

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	372
HOA Fees	592.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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