

\$1,075,000 - 352 Cassine Garden Circle, Santa Rosa Beach

MLS® #983610

\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,157 sqft

Detached Single Family on 0.14 Acres

CASSINE VILLAGE, Santa Rosa Beach, FL

Tucked away in the desirable community of Cassine Village, this generously sized beach house is surrounded by 30A attractions in the heart of Seagrove Beach. Boasting one of the largest floor plans in the community, it offers the perfect layout for entertaining guests. One of the many standout features of this home is the abundance of multiple screened porches, which can be accessed from every room, a rare find in a home of this size. From the front porch, the front door opens into a light and airy family room with a tile floor that flows seamlessly through each designated space. Crown molding and plantation shutters add an upscale finish. There's ample space for entertaining at a dining table for eight, and the generous sitting area is perfect for lounging in front of the fireplace while watching TV. French doors open onto another screened porch, this time overlooking a spacious rear yard backing onto a wooded area. Head outdoors to fire up the \$4,500 BBQ grill that's included in the sale. The well-appointed open kitchen is generous in size with beautiful double-high wood cabinets and brand new LG stainless steel appliances, including a 3-door French door refrigerator. A large breakfast bar provides additional seating for casual meals before heading out to enjoy the beach or one of the two neighborhood pools. A spacious laundry room and a half bath are also situated on the first floor, along with an attractive



master bedroom and a modern private bathroom. The second floor of the home has a large landing with gleaming hardwood flooring. The second-floor master suite has a walk-in closet and a private bathroom with a shower and a double vanity. Two further bedrooms, currently furnished as bunk rooms, share the family bathroom. The home comes with two newer HVAC units and an outdoor shower, providing additional benefits for the new owners. When built, this home included nearly every upgrade the builder offered, from finishes to fixtures, ensuring a solid and well-designed foundation. The broad paved driveway and carport can accommodate several vehicles, and there are extra storage sheds for bikes and beach gear. This generously sized Florida cottage is offered fully furnished and turnkey. Cassine Village has excellent amenities, including two community pools, tennis and pickleball courts, and a nature trail that winds through the neighborhood. With its prime location just minutes from the Gulf of Mexico shoreline and low HOA fees, this property is equally suited as a vacation home or a short-term rental investment.

Built in 2005

Essential Information

MLS® #	983610
Sold Price	\$1,075,000
List Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	0.14
Year Built	2005

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

Community Information

Address	352 Cassine Garden Circle
Area	18 - 30A East
Subdivision	CASSINE VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric
Parking	Carport

Interior

Interior Features	Breakfast Bar, Crown Molding, Fireplace, Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower
Lot Description	Covenants, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	388
Zoning	Resid Single Family

Listing Details

Listing Office

Scenic Sotheby's International Realty

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