

# \$900,000 - 374 San Juan Avenue, Santa Rosa Beach

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MLS® #998422

**\$900,000**

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Detached Single Family on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach, FL

\*\*\*SELLER FINANCING AVAILABLE - See Agent Remarks for terms \*\*\* TWO HOMES FOR THE PRICE OF ONE!! Welcome to the Cottages on San Juan, located in the coveted heart of Seagrove Beach . Perfectly positioned just steps away from the local beach access and turquoise waters of the Gulf, this unique offering includes a spacious main cottage, Big Juan and a perfect, quaint home, Little Juan - ideal for multi-generational living, rental income, or hosting guests. Big Juan offers spacious living with two bedrooms, 1 bathroom, and an open-concept design, making it ideal for both entertaining and relaxing. Modern finishes, beach-inspired décor, and abundant natural light create a serene and inviting coastal atmosphere. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, ample counter space, and custom cabinet \*\*\*SELLER FINANCING AVAILABLE - See Agent Remarks for terms \*\*\* Welcome to the Cottages on San Juan, located in the coveted heart of Seagrove Beach . Perfectly positioned just steps away from the local beach access and turquoise waters of the Gulf, this unique offering includes a spacious main cottage, Big Juan and a perfect, quaint home, Little Juan - ideal for multi-generational living, rental income, or hosting guests. Big Juan offers spacious living with two bedrooms, 1 bathroom, and an open-concept design, making it ideal for both entertaining and



relaxing. Modern finishes, beach-inspired décor, and abundant natural light create a serene and inviting coastal atmosphere. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, ample counter space, and custom cabinetry. Little Juan is a fully equipped guest retreat that offers both charm and versatility. This creative designed space includes a well-appointed kitchen, a cozy living area, a spacious bedroom, and a full bathroom, providing all the comforts of home. Perfectly suited for extended family or visiting guests, it also presents an excellent opportunity as a lucrative rental unit. Nestled in the heart of 30A, this property boasts a prime location with easy access to world-class dining, boutique shopping, and a variety of outdoor activities. Enjoy front porch coffee in the mornings discovering the beauty of 30A. This property is perfectly suited as a primary residence, a luxurious vacation home, or a smart investment opportunity. Don't miss your chance to own this incredible beachside property that combines luxury living with income-generating potential. Schedule your private tour today and start living the 30A lifestyle you've always dreamed of!

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 998422                 |
| Sold Price     | \$900,000              |
| List Price     | \$956,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,102                  |
| Acres          | 0.15                   |
| Year Built     | 2008                   |
| Type           | Detached Single Family |

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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 374 San Juan Avenue |
| Area        | 18 - 30A East       |
| Subdivision | GULF SHORE MANOR    |
| City        | Santa Rosa Beach    |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32459               |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Utilities | Electric, Public Sewer, Public Water |
|-----------|--------------------------------------|

### **Interior**

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating      | Central                                                                   |
| Cooling      | Central Air, Ceiling Fan(s)                                               |
| # of Stories | 1                                                                         |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Roof              | Metal        |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 179                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Think Real Estate |
|----------------|-------------------|

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