

\$689,000 - 4368 W County Highway 30a Unit 307, Santa Rosa Beach

MLS® #990015

\$689,000

3 Bedroom, 3.00 Bathroom, 1,979 sqft
Condominium

Abacos Condo, Santa Rosa Beach, FL

Welcome to your effortless retreat on 30A, and for a limited time, the seller is offering up to one year of HOA dues paid by the seller with a full-price offer at closing!

Ideally positioned just steps from Ed Walline Beach Access, this spacious 3-bedroom, 3-bath, 1,979 sq ft home has been freshly painted and offers the perfect blend of comfort, privacy, and walkability in one of the most sought-after locations along Scenic 30A. Thoughtfully designed for easy living and hosting, the open-concept layout features generous living and dining areas that flow seamlessly into an updated kitchen with modern finishes and ample storage. Large windows invite natural light throughout, while the private balcony provides a relaxing outdoor escape, perfect for morning coffee, evening cocktails, or simply soaking in the salty breeze.

With nearly 2,000 square feet of well-appointed space, the home provides plenty of room for family gatherings, making it ideal for welcoming children, grandchildren, or visiting friends. Each bedroom offers comfort and privacy, including an inviting primary suite designed for rest after a day at the beach.

The location is unbeatable. Take a short stroll to renowned local favorites like Papa Burger and Shunk Gulley, where you can enjoy fresh



seafood, live music, and unforgettable sunsets no driving required. Whether you're heading to the beach, grabbing dinner, or exploring Gulf Place, everything you need is within easy reach.

For those considering rental potential, this property is fully approved for short-term rentals and already has bookings in place. This turnkey setup allows you to seamlessly enjoy personal use while benefiting from income opportunities that help offset ownership costs.

Situated within a boutique, low-density community, this home offers peace, privacy, and the ease of a lock-and-leave lifestyle. With just a few units sharing the space, the HOA ensures pristine upkeep, resort-style amenities, and the low-traffic lifestyle 30A buyers love.

Don't miss this chance to own on 30A, with your first year of HOA dues covered, this is coastal living made even easier.

Built in 2006

Essential Information

MLS® #	990015
Sold Price	\$689,000
List Price	\$724,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,979
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	4368 W County Highway 30a Unit 307
Area	17 - 30A West
Subdivision	Abacos Condo
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Dumpster, Elevators, Fishing, Pool, TV Cable
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Days on Website	297
HOA Fees	4761.29
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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