

\$1,350,000 - 47 Trail Lane, Santa Rosa Beach

MLS® #997965

\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,412 sqft

Detached Single Family on 0.08 Acres

GREENWAY PARK, Santa Rosa Beach, FL

Incredible opportunity to own the perfect beach house in Greenway Park, a quaint gated neighborhood of coastal cottages with beautiful manicured oak tree-lined brick paver streets, perfectly located along 30A between Seaside and Rosemary Beach, and just minutes from Seagrove's newest beach access at Eastern Lake Road. This charming 4 bedroom, 3.5 bath home located on a quiet cul-de-sac is over 2400 sq. ft with spacious rooms to relax and enjoy the comforts of upscale living with features such as upstairs and downstairs primary suites, soaring ceilings, abundant natural light, real hardwood floors, craftsman framing and crown molding, shiplap accents, designer lighting, custom cabinets, quartz countertops, stainless steel appliances, gas stove, beautiful bathrooms, an incredible outdoor living space and more. Downstairs, you are greeted by a welcoming porch and light-filled entryway. The bright primary bedroom features an ensuite bathroom with double sinks, quartz counters, built-in shelving for linens, and a tub/shower combination adorned with designer tile, along with a half bathroom nearby. The open floor plan flows into a comfortable living room offering plenty of seating, dining room and stunning gourmet kitchen featuring sparkling white marble counters, intricate marble backsplash, stainless Kitchenaid appliances, gas stove, a large apron sink, pullout trash drawer and plentiful cabinets and counter space along with a large island for



entertaining.

The living room, dining room, and kitchen, framed by walls of windows, seamlessly connect to a stunning outdoor living space. Family and friends can gather at the bar to chat with the cook in the covered outdoor kitchen, wet bar and BBQ area, lounge on the sofa and chairs with a refreshing lemonade, or enjoy a meal at the dining table. As night falls, everyone can come together around the fire pit, illuminated by charming bistro lights, creating the perfect spot to unwind after a long day at the beach.

Upstairs is a second primary bedroom suite with a separate sitting room that could also serve as an office, gym, or nursery, and ensuite spa-like bathroom with double sinks, quartz counters, and a walk-in shower. On this floor is also another guest bedroom with a private balcony, a cute bunk bedroom and a 3rd luxury bathroom with double sinks and walk-in shower. Storage is plentiful inside the home as well as in the attached shed, so no need to compromise.

Beyond the home itself, the community offers an array of amenities to enrich your lifestyle. Take a refreshing dip in the community pool which is heated during the early Spring and late Fall months, explore nature trails in the bordering Point Washington State Park, or paddle through the tranquil waters of Eastern Lake. Just outside the gates, Greenway Station, 30A's newest lifestyle center, awaits with a vibrant mix of boutiques, art galleries, coffee shops, and restaurants. Start your day with coffee and a pastry at Turbo Coffee, indulge in a hearty breakfast at Canopy Road Caf  , enjoy tacos at Local Cantina, or savor Mediterranean flavors at Wild Olives Bistro. Within a few blocks is Perfect Pig, Old Florida Fish House, Steamboat Grill and Buddy's

Seafood Market. Seaside is a short bike ride away where you can enjoy shopping, delicious food, music, and farmers' market. This lovely home is offered fully furnished and would make a wonderful primary, secondary or lucrative investment beach home. Please inquire for more details on potential income, ownership costs and to schedule a tour.

Built in 2016

Essential Information

MLS® #	997965
Sold Price	\$1,350,000
List Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,412
Acres	0.08
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	47 Trail Lane
Area	18 - 30A East
Subdivision	GREENWAY PARK
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Kitchen Island, Recessed Lighting, Owner's Closet
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	184
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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