

\$745,000 - 48 Asher Way, Santa Rosa Beach

MLS® #972207

\$745,000

3 Bedroom, 3.00 Bathroom, 1,499 sqft

Detached Single Family on 0.02 Acres

BEACH NEST S/D, Santa Rosa Beach, FL

Located in the Beach Nest community of Blue Mountain Beach, this charming and thoughtfully updated cottage offers a perfect getaway with both tranquility and accessibility. Just steps from the community pool and less than a half-mile from the sugar-white sands of the gulf, this inviting retreat is ideally situated for enjoying all that 30A has to offer. Within a mile, a variety of dining options await, including Shunk Gulley, Mimmo's, Local Catch and Goatfeathers. Outdoor enthusiasts will love the easy access to the Longleaf Pine Greenway Trail for hiking and nearby Draper Lake for kayaking and paddleboarding. Whether looking for a personal beach escape, a second home or a vacation rental investment, this property provides an incredible opportunity in one of South Walton's most desirable locations. The owners have also made some recent improvements including exterior painting of the home, including porches, new fans on the front porch, all new interior flooring throughout, all interior walls and ceilings repainted, cabinets repainted throughout, new washer and dryer, new built-in microwave, new furnishings on the first floor and the backyard has been professionally cleaned up and refreshed. With 1,499 square feet of thoughtfully designed living space, this three-bedroom, two-and-a-half-bath home comfortably accommodates up to eight guests. The open-concept main floor is ideal for relaxing and entertaining, featuring a spacious living



area with a sleeper sofa and a well-appointed kitchen with a breakfast bar. Upstairs, the primary suite boasts a king bed, private balcony and an ensuite bath. A queen bedroom and a bunk room with a twin trundle offer additional sleeping options. The outdoor shower, private backyard and two designated parking spaces add to the home's appeal. The Beach Nest HOA allows both short- and long-term rentals, making this an excellent investment opportunity with short term annual gross rental projections of \$30,000 to \$35,000. With multiple beach access points, bike and nature trails and the vibrant Gulf Place town center just minutes away, this is the perfect coastal retreat for making unforgettable beachside memories.

Built in 2012

Essential Information

MLS® #	972207
Sold Price	\$745,000
List Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.02
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	48 Asher Way
Area	17 - 30A West
Subdivision	BEACH NEST S/D

City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Pool, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Outdoor Shower
Lot Description	Covenants, Restrictions
Windows	Window Treatments
Roof	Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	556
Zoning	Resid Single Family
HOA Fees	792
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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