

\$1,480,000 - 499 Patina Boulevard, Inlet Beach

MLS® #979116

\$1,480,000

4 Bedroom, 5.00 Bathroom, 2,160 sqft

Detached Single Family on 0.16 Acres

MAGNOLIA COTTAGES, Inlet Beach, FL

Welcome to 499 Patina Boulevard in Magnolia Cottages. This coastal abode is the best buy on 30A, providing luxury, comfort, privacy, and entertainment to you and your guests. This fully furnished, 4 bed, 4.5 bath house has an open kitchen, dining, and living area which flow seamlessly into the covered screened-in porch. With one bedroom with ensuite bathroom on the first floor, and three more on the second floor (with one bunk room!) you'll be able to comfortably sleep all your friends and family. At the entrance to Magnolia Cottages, you'll find the private gated boardwalk, which takes you to your own deeded beach access. With dedicated golf cart parking, its easy to zip to the beach, and then zip back and rinse off in either of the two outdoor showers located at this home. This house has served as a strong vacation rental for years now, producing impressive and consistent income. With rentals already on the books, you can purchase this as an investment and know you have income already coming in.

Within Magnolia Cottages, you'll experience a peaceful and quiet time relaxing in the tree-lined community. This home, located on an oversized corner lot, gets the benefit of additional parking and foliage that other nearby houses do not have. Whether it be on your screened in front porch, or at either of the two resort style pools, you can escape from it all while still being close to all the action.



Ready to explore all 30A has to offer? You're located just west of the shopping and dining options that Alys, Seacrest, and Rosemary Beach have to offer. Further to your west is the Watersound Beach Club, and nearby is the new Camp Creek Golf Course, as well as many other amenities and courses available to members of the Watersound Club.

Comfort, luxury, privacy, proximity, all for a great price on 30A - this truly is the best buy on the east end! Inquire today to make this beach house yours.

Built in 2017

Essential Information

MLS® #	979116
Sold Price	\$1,480,000
List Price	\$1,535,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,160
Acres	0.16
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	499 Patina Boulevard
Area	18 - 30A East
Subdivision	MAGNOLIA COTTAGES
City	Inlet Beach
County	Walton
State	FL

Zip Code 32461

Amenities

Amenities Beach, Deed Access, Pool, Short Term Rental - Allowed

Utilities Electric, Public Sewer, Public Water

Interior

Appliances Electric Water Heater, Tankless Water Heater

Heating Central

Cooling Central Air, Ceiling Fan(s)

of Stories 2

School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

Additional Information

Days on Website 452

Zoning Resid Single Family

HOA Fees 3208.01

HOA Fees Freq. Semi-Annually

Listing Details

Listing Office Keller Williams Realty SRB

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