

# \$900,000 - 60 E Blue Crab Loop # B, Rosemary Beach

MLS® #912978

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## \$900,000

3 Bedroom, 4.00 Bathroom, 1,834 sqft  
Attached Single Unit on 0.00 Acres

SEACREST BEACH, Rosemary Beach, FL

PRIVATE BEACH & a massive resort style lagoon pool with on-site security in an idyllic beach community. A Duplex Townhome with no neighbors on one side. Only 3 Blocks to the West, luxurious Alys Beach Beckons. Barely 3 blocks to the East you'll find Rosemary Beach with it's romantic restaurants and shopping. Settle into vacation mode on the Elegant East end of 30A! 3 Bedroom with bonus hall bunks and 3 1/2 bathrooms that could sleep 10.

\*New flooring in all 3 Bedrooms as of Jan.

2023.\*Perfectly positioned: this home is located 2 blocks from the private community beach access and overlooking the expansive lagoon pool and lush tropical green space.

There is a free neighborhood tram service, but with this enviable location you can wave it on by. The kitchen has been beautifully updated with quartz countertops, sea glass subway tiles, a farmhouse sink and newer Stainless Steel Appliances. New Wood look ceramic tile, Crown Molding, Raised ceilings, and 8' doors elevate the space. Natural light pours in to every corner of this plant lovers paradise.

Lounge undisturbed: you have 3 levels of covered outdoor living space - a screenable ground floor patio and two balconies with newer heavy duty composite decking! You'll have amazing views of the stars and sunrise. Bring your golf cart, rods and reels, and paddleboards... this townhome has an attached garage.



Attention savvy investors: short-term rentals are allowed. The other side of the duplex grosses \$92k+/yr! Capitalize on this gem of a property that rents like a detached single-family home, but at a townhome price point. This home is partially renovated. Bring your finishing touches for instant equity.

Worry less, spend less: the community maintains the yard and landscaping. There is a transferrable Termite Bond.

Seacrest Beach is a private community across the street from the beautiful beach. Amenities include its own beach access, a jaw-dropping resort style lagoon pool complete with lagoon-side cafe, free tram service, walking trails, parks, onsite security and a community pavilion and Green space. An owners-only pool is coming soon!

Built in 2001

### **Essential Information**

MLS® #	912978
Sold Price	\$900,000
List Price	\$999,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.00
Year Built	2001
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Duplex
Status	Sold

### **Community Information**

Address	60 E Blue Crab Loop # B
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Area	18 - 30A East
Subdivision	SEACREST BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Pavillion/Gazebo, Pets Allowed, Picnic Area, Pool, Short Term Rental - Allowed, TV Cable
Utilities	Community Sewer, Community Water, Electric, Gas - Natural, Phone, TV Cable, Underground
Parking Spaces	1
Parking	Garage, Garage Attached, Golf Cart Covered, Guest
# of Garages	1
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Tile, Floor WW Carpet New, Furnished - None, Hallway Bunk Beds, Lighting Recessed, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Microwave, Refrigerator W/IceMk, Stove/Oven Electric
Heating	Heat Pump Air To Air
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior	Roof Metal, Stucco
Exterior Features	Balcony, Deck Covered, Patio Covered, Porch
Lot Description	Within 1/2 Mile to Water
Roof	Roof Metal

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	513
Zoning	County
HOA Fees	1351.51
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Gulf Realty 30A LLC
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