

# \$6,550,000 - 71 Pelican Circle, Inlet Beach

MLS® #921351

---

## \$6,550,000

3 Bedroom, 3.00 Bathroom, 1,653 sqft

Detached Single Family on 0.36 Acres

PELICAN POINTE AT CAMP CREEK, Inlet Beach, FL

Spanning 76 feet of Gulf-frontage on 30A's popular east end, this charming beachfront home is poised in the gated community of Pelican Pointe. The gulf-front community of Pelican Pointe directly neighbors Camp Creek Lake, and offers a uniquely quiet setting, while just a short walk or bike ride to the bustling town centers of Alys Beach, Rosemary Beach, and Watersound. The residence is gated, offering an additional layer of privacy. Escape to your coastal paradise on this private, deep homesite boasting an expansive beach frontage and stunning Gulf views. The coastal lifestyle of the sought-after east end of 30A cannot be matched, and you will enjoy the sanctuary location while being only a walk or bike ride to the liveliness of the popular planned communities of Alys Beach and Rosemary Beach. Seclusion and serenity meet coastal luxury living at 71 Pelican Circle. Upon entering, you are greeted with an open living area and kitchen, a design suited for comfortable gathering, while looking out upon the white sands and emerald waters.

Floor-to-ceiling glass sliding doors span the south side of the home, opening to flaunt panoramic Gulf views, from the privacy of a fenced-in sun deck that steps out to the Gulf via your beach walkover. The primary suite, along the west side, provides access to the Gulf-front deck, as well as picturesque and calming Gulf views. A laundry room and half bath make up a mudroom that allows for ample storage and ideally exits via a door the



the outside shower. Two spacious guest bedrooms, with shared bathroom, allow for privacy, aligning the east side of the home. Priced to sell, this Gulf-front home site provides a unique opportunity to enjoy the well-kept charming cottage or to build a large dream home on a sizable site.

Built in 1978

**Essential Information**

MLS® #	921351
Sold Price	\$6,550,000
List Price	\$6,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,653
Acres	0.36
Year Built	1978
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	71 Pelican Circle
Area	18 - 30A East
Subdivision	PELICAN POINTE AT CAMP CREEK
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

**Amenities**

Amenities	Beach, Fishing, Gated Community, Waterfront
Utilities	Electric, Public Sewer, Public Water
Parking	Carport

Is Waterfront	Yes
Waterfront	Gulf

### Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Kitchen Island, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Disposal, Dryer, Microwave, Refrigerator, Smooth Stovetop Rnge, Stove/Oven Electric, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Fenced Lot-Part, Patio Covered, Patio Open
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal

### School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### Additional Information

Days on Website	393
Zoning	Resid Single Family
HOA Fees	350.00
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Coastal Luxury
----------------	----------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.

Listing information last updated on May 16th, 2024 at 7:48am CDT