

# **\$445,000 - 82 Golden Eagle Court, Santa Rosa Beach**

MLS® #920186

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## **\$445,000**

3 Bedroom, 2.00 Bathroom, 1,484 sqft  
Detached Single Family on 0.12 Acres

Eagle Bay, Santa Rosa Beach, FL

We are excited to present this opportunity for you to obtain your very own piece of paradise! This wonderful 3 bedroom, 2 bath, SINGLE STORY home offers the much sought after Florida lifestyle! Located in the coastal community of EAGLE BAY of South Walton, an outdoor enthusiasts dream, only 2 blocks from the E. Hewitt boat launch on the Choctawhatchee Bay, a great place for launching kayaks, canoes or jet skis and just 3.6 miles from the BEACHES OF SOUTH WALTON. Adorned with a Strong METAL ROOF adding that extra protection from storms and strong winds. The OPEN CONCEPT floorplan has beautiful tile floors throughout the home, there is no carpet. With an inviting and spacious gathering area, encompassing the great room, dining area and kitchen some of which have 10' ceilings. While preparing nourishment on the Gorgeous GRANITE counter tops, you can still participate in all of the activities and enjoyment. Perfect for entertaining! To add that extra special touch to your gathering, meander out into the fenced back yard, where you can just chill out on the newly constructed raised 10' x 20' DECK. Such a cozy outdoor space for the family and pets to truly enjoy. When the time comes to retire in the evening, this split bedroom floor plan allows true privacy in the primary suite. The primary bath has DUAL sinks, a WALK IN closet, linen closet & walk in shower. As an added feature the large separate laundry room allows additional



storage. With the 2 car garage and beautiful paverstone driveway there is additional parking for friends and family. For special projects such as welding there is a 220 AMP receptacle in the garage. The home is offered unfurnished, however the seller is leaving the appliances (excluding chest freezer in garage) and is willing to negotiate some of the furnishings. Elevation Certificate shows the finished floor being at 11' 2" above sea level, therefore NO flood insurance is required. There is a current TERMITE BOND in place with Anchor Pest Control. This wonderful, residential community is a great place to live, it was created for the homeowners and does not allow short term rentals.

When venturing out of the community, you are surrounded by a true resort town with world class restaurants, a wide array of shopping and various entertainment venues. Deep sea fishing, snorkeling, scuba diving, parasailing, golf, boating, go-carts, helicopter rides, bike paths and nature preserves, what more could you be looking for? All of this and it is only 1.7 miles to Sacred Heart Hospital. This property has so much to offer and awaits the person that is ready to bring their special touch and make it HOME! Schedule your private viewing today and start making your Florida Lifestyle dreams come true!

Built in 2014

### **Essential Information**

MLS® #	920186
Sold Price	\$445,000
List Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.12

Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### **Community Information**

Address	82 Golden Eagle Court
Area	16 - North Santa Rosa Beach
Subdivision	Eagle Bay
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Fishing, Pets Allowed, No Short Term Rental
Utilities	Electric, Phone, Public Sewer, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Floor Tile, Furnished - None, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Stove/Oven Electric, Washer
Heating	Heat Pump Air To Air
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	1

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Slab
Exterior Features	Deck Open, Fenced Back Yard, Hurricane Shutters, Lawn Pump, Rain Gutter, Sprinkler System
Lot Description	Covenants, Curb & Gutter, Interior, Level, Restrictions, Sidewalk, Survey Available, Wetlands, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Roof Metal

Foundation                Slab

**School Information**

Elementary                Van R Butler  
Middle                      Emerald Coast  
High                         South Walton

**Additional Information**

Days on Website    398  
Zoning                      Resid Single Family  
HOA Fees                205.00  
HOA Fees Freq.    Quarterly

**Listing Details**

Listing Office            Dreams of Destin LLC

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Listing information last updated on May 3rd, 2024 at 4:33am CDT