

\$1,175,000 - 94 Morgans Trail, Santa Rosa Beach

MLS® #991320

\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,298 sqft

Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH,
Santa Rosa Beach, FL

BRING AN OFFER! COMES TURN KEY WITH 140K IN RENTAL! WOW! Located in the highly sought-after Preserve in Grayton Beach, this fully turn-key property offers a premier investment opportunity in one of Florida's most desirable coastal communities. Investors and second-home owners alike will appreciate the RARE DEEDED BEACH access, a valuable amenity that significantly boosts rental demand and long-term property appeal. The Preserve is known for its serene, gated environment, beautiful natural surroundings, and strong rental performance—making it a top choice for guests seeking an upscale beach escape. With spacious living areas, excellent community amenities, and proximity to all that 30A offers, this home is perfectly positioned for exceptional income potential and year-round enjoyment. Whether you're expanding your portfolio or securing a luxury retreat with proven return, this Grayton Beach investment is one you won't want to overlook. ASK FOR A CASH FLOW SHEET AND GO SEE THIS AMAZING HOUSE IN PERSON!



Built in 2007

Essential Information

MLS® #	991320
Sold Price	\$1,175,000
List Price	\$1,300,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,298
Acres	0.13
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	94 Morgans Trail
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website 272
Zoning Resid Single Family

Listing Details

Listing Office Douglas Elliman

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