

\$334,000 - Lot 2 Abbie Road, Santa Rosa Beach

MLS® #973137

\$334,000

Bedroom, Bathroom,
Unimproved Land on 0.20 Acres

VILLAGE AT BLUE MOUNTAIN BEACH,
Santa Rosa Beach, FL

A Rare Opportunity to Build Your Perfect Beach Home or Investment Property in the Exclusive Gated Community of the Village at Blue Mountain Beach! This Oversized Lot (.20/AC) is One of the Few Remaining in this Highly Sought After Short Term Rental Friendly Neighborhood. Survey, Soils Test, Stormwater & Lot Clearing are Complete. **READY TO BUILD!** Perfectly Situated on a Quiet Cul-de-sac, Lot 2 Abbie Road is Centrally Located with Easy Gated Access to 30A.

The Village at Blue Mountain Beach Private Beach Club is a short walk or golf cart ride and features a cabana, fitness center, shuffle board area and community pool. You are moments away from the white sandy beaches and emerald green waters of the Gulf of Mexico and steps to Bicycle Paths along 30A.

Conveniently located at The Villages, 30A's Newest Row of Local Dining Faves incl. Mimmo's Italian Restaurant, Juice Bar, Coffee, Breakfast & Ice Cream Shop, Thai Food, Love Salon 30A & More!

Situated in Tranquil Blue Mountain Beach Offering a Respite from the Crowds, Yet 5 Mins. to Gulf Place, a Vibrant Hub with Fantastic Restaurants, Shops & Entertainment w/Nightly Live Music. For Beach Access, Blue Mountain Regional, GulfView Heights and Ed



Walline provide Easy Access. Commuting is a Breeze with Adjacent Access to 30A, Easy Access to Highway 98 via Highway 393 and 83 (Blue Mountain Rd.)

Local Dining & Entertainment Favorites are Nearby such as Shunk Gulley, Red Fish Taco, Cowgirl Kitchen, Blue Mountain Creamery, Mimmo's 30A Italian, Local Catch, Cafe Tango, Goatfeathers, Blue Mountain Bakery, Basmati's Cuisine & Johnny McTighes Pub .

Blue Mountain Beach is one of the best beach communities on 30A with less crowds on the beach, easy access to restaurants, shopping and entertainment.

Don't Miss Out on Owning A Slice of Paradise on 30A!

Essential Information

MLS® #	973137
Sold Price	\$334,000
List Price	\$334,000
Acres	0.20
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Lot 2 Abbie Road
Area	17 - 30A West
Subdivision	VILLAGE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Community Room, Exercise Room, Gated Community,
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Utilities	Handicap Provisions, Pavillion/Gazebo, Picnic Area, Pool, Pets Allowed Electric, Public Sewer, Public Water, Sewer Available, Gas Available
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Exterior

Lot Description	Cleared, Cul-De-Sac, Interior Lot, Survey Available, Within 1/2 Mile to Water, Build To Suit
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	526
Zoning	Resid Single Family
HOA Fees	600
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Live Well Real Estate LLC
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