

\$725,000 - 13 Country Club Drive, Santa Rosa Beach

MLS® #1012383

\$725,000

3 Bedroom, 2.00 Bathroom, 2,944 sqft

Detached Single Family on 0.26 Acres

Country Club Estates, An Unrecorded Subdivision, Santa Rosa Beach, FL

Located in South Walton County, 13 Country Club Dr is situated in the unrecorded subdivision of Country Club Estates and offers 2 homes on one 80' x 145' (0.26-acre) lot.

The original home, constructed in 1983 and facing Country Club Dr, is a 2BR/1BA + office with 1,344 Sq Ft and is currently long-term rented for \$2,350/month. An additional 2BR/1BA area below is roughed-in, with a carport and ample space for additional vehicles.

The second structure, built in 1999 and facing County Hwy 393, features a private 1BR/1BA guest home above 2 separate drive-in garages with approximately 1,600 Sq Ft. Long-term rental potential is approximately \$1,650/month.

South Walton / Scenic 30A Location
County Hwy 393 provides a convenient Beach-to-Bay connection between Scenic Hwy 30A and the Gulf, and also Hogtown Bayou and Choctawhatchee Bay. The property is approximately 1/2 mile from Gulf Place and Ed Walline Regional Beach Access, where you can enjoy amazing seasonal sunsets and sunrises. Several additional public beach accesses are nearby.

South Walton's unique coastal dune lakes, Grayton Beach State Park and a wide selection of restaurants, shopping and recreation add to the appeal of this location.



Just north on 393, Cessna Landing provides a public boat launch, recreational amenities and parking.

With no HOA, keep your boat or RV right on your own property. Short-term rentals are allowed. This section of 393 is golf-cart friendly with a nearby pedestrian/bike path. Number of bedrooms, baths and square footage is combined to include the 1,344sf 1/br home and the 1,600sf home.

Built in 1999

Essential Information

MLS® #	1012383
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,944
Acres	0.26
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	13 Country Club Drive
Area	17 - 30A West
Subdivision	Country Club Estates, An Unrecorded Subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Boat, Attached Carport, Carport, Garage, Covered

of Garages 2

Interior

Interior Features Washer/Dryer Hookup, Woodwork Painted
Appliances Cooktop, Dishwasher, Electric Water Heater
Heating Central
Cooling Central Air, Ceiling Fan(s)
of Stories 2

Exterior

Exterior Features Balcony, Separate Bldg Rent, Separate Living Area
Lot Description Cleared, Corner Lot, Dead End, Level, Within 1/2 Mile to Water
Windows Window Treatments
Roof Metal
Construction Frame, Siding Vinyl, Wood Siding, Trim Vinyl

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Zoning County

Listing Details

Listing Office Scenic Real Estate

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