

\$475,000 - 160 Montclair Avenue, Santa Rosa Beach

MLS® #1013635

\$475,000

3 Bedroom, 3.00 Bathroom, 1,862 sqft

Detached Single Family on 0.15 Acres

AUDUBON POINT, Santa Rosa Beach, FL

Set amid the natural beauty of Point Washington, this furnished three-bedroom, two-and-a-half-bath Florida cottage offers a relaxed setting close to both the beaches of Scenic Highway 30A and Choctawhatchee Bay. Located in Audubon Point, a low-density community bordered by Point Washington State Forest, the home pairs an easygoing coastal lifestyle with a thoughtfully designed two-story floor plan, private outdoor space and convenient access to some of South Walton's most popular destinations. The main level is bright and open, bringing the kitchen, living and dining areas together in a comfortable space for everyday living and entertaining. A dedicated bar or coffee niche provides additional serving and storage space, while a generous powder room and one-car garage add everyday functionality. Ample storage throughout the home keeps necessities easily organized. Just beyond the main living area, a private fenced backyard extends the living space outdoors with room for dining, grilling and gathering with family and friends. The enclosed setting also provides space for children or pets to enjoy the outdoors. Upstairs, the spacious primary suite serves as a private retreat with dual vanities, a soaking tub and a glass-enclosed shower. A private deck off the suite provides an additional outdoor living area overlooking the peaceful surroundings. Two additional bedrooms share a full bath, while a full-size laundry area and generously sized landing complete the second



floor. Audubon Point encompasses approximately 33 acres with just over 60 homesites, creating a quieter residential setting with sidewalks throughout and a large community pool within walking distance of the home. The community also offers a low HOA and permits both long-term and short-term rentals with a seven-day minimum, providing flexibility for use as a primary residence, second home or investment property. Surrounded by approximately 15,000 acres of Point Washington State Forest, the home is less than a mile from Eden Gardens State Park and a public boat launch providing access to Choctawhatchee Bay. The beaches of South Walton are approximately three miles away, while nearby County Road 395 offers convenient access to 30A. Seaside, Florida, WaterColor, and Grayton and Rosemary Beaches are also within an easy drive for dining, shopping, and entertainment.

Built in 2016

Essential Information

MLS® #	1013635
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	0.15
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	160 Montclair Avenue
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Area	19 - Point Washington
Subdivision	AUDUBON POINT
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Sprinkler System
Lot Description	Curb & Gutter, Sidewalk
Windows	Window Treatments
Roof	Composite Shngl
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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