

\$498,500 - 179 S County Highway 393 Unit 312, Santa Rosa Beach

MLS® #997976

\$498,500

2 Bedroom, 2.00 Bathroom, 1,224 sqft
Condominium

Pinewood 30A, Santa Rosa Beach, FL

JUST REDUCED * MOTIVATED SELLER
Welcome to Pinewood - Where you can fully experience the sought-after South Walton coastal lifestyle. Built in 2022, Pinewood 30A is a turnkey investment opportunity, ideal for full-time living or as a short term rental property, in one of Santa Rosa Beach's newest communities between Hwy 98 and Scenic Hwy 30A. Nestled between the pines of the Point Washington State Forest and only two miles from the coastline and beaches of the gulf coast, Pinewood 30A offers the serenity and quiet of a state park, the comfort and convenience of easy access to Hwy 98, the bay, Destin/Miramar and quick access to the Scenic 30A corridor. Unit 312, the original model unit for the Sand Pine floor plan, has had only one owner, minimal use, and never been on a short term rental program. The condo is in pristine condition, faces south and is uniquely positioned on the first floor on the east corner of the building. Windows from both bedrooms overlook the beautiful nature preserve providing natural light and privacy. The fully screened porch provides convenient access to the grounds and community. Residents and guests enjoy resort-style amenities including a heated pool, and fitness center. Ideally located south of Highway 98 along Highway 393, Pinewood 30A has access to a golf-cart-friendly route and new bike and pedestrian path leading directly to the



beach. The community also borders Point Washington State Forest, providing immediate access to over 1400 acres of scenic trails and preserved natural beauty. Sold fully furnished, this two bedroom condo, with ensuite bathrooms, is well appointed with high-end features such as 9' ceilings, 8' solid core doors throughout, quartz countertops, luxury vinyl plank flooring, custom designed walk in closets, tiled showers, 6" crown molding in living areas, a Nest Thermostat, and GE stainless steel appliances. The spacious, open layout welcomes you home to relax or entertain those visiting. Motivated sellers are offering the unit at the lowest price per square foot, of any 2 bedroom/ 2 bath condo on the west end of 30A.

Call today for a private showing or for additional information.

Built in 2022

Essential Information

MLS® #	997976
Price	\$498,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Year Built	2022
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	179 S County Highway 393 Unit 312
Area	17 - 30A West
Subdivision	Pinewood 30A
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Breakfast Bar, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Windows	Window Treatments
Roof	Metal
Construction	Block, Frame, Brick, Siding Brick Some, Shake Siding, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	EXP Realty LLC
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