

# \$775,000 - 228 Walton Magnolia Lane Unit 4, Inlet Beach

MLS® #1000311

**\$775,000**

2 Bedroom, 3.00 Bathroom, 1,140 sqft  
Townhouse

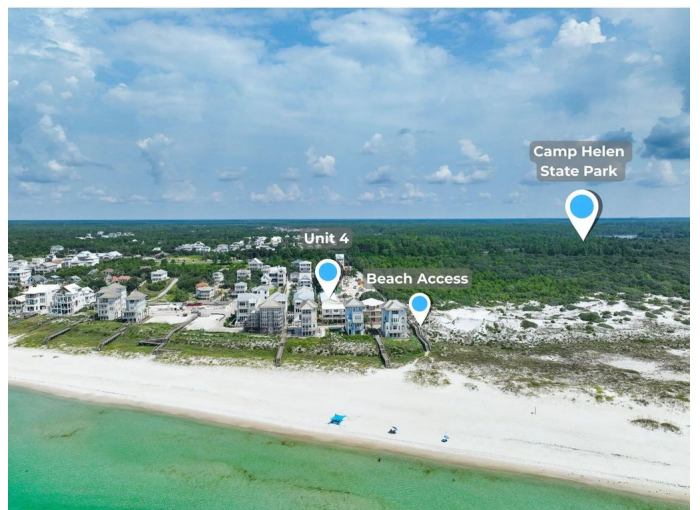
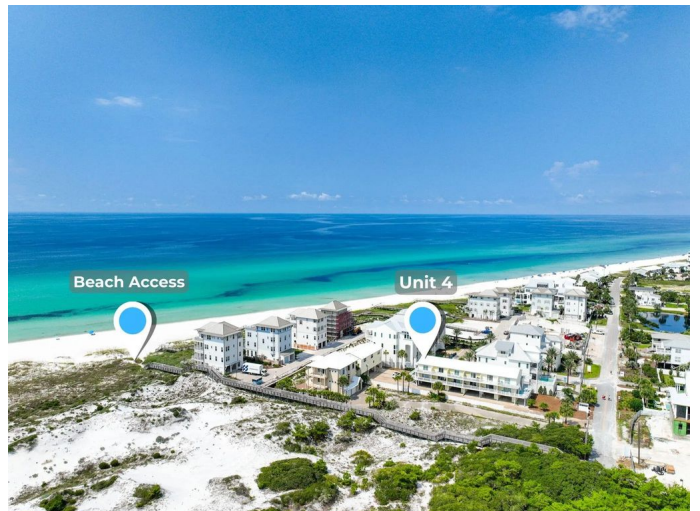
SHORELINE T/H, Inlet Beach, FL

Inlet Beach SOUTH OF 98! Gulf views and fantastic beach access! Biking distance to Rosemary Beach. Sold fully furnished. And yes--it's a corner unit! Welcome to Shoreline Townhouses Unit 4, a rare opportunity to own a coastal retreat that blends location, outdoor living, and comfort in one.

Being the corner unit means you get more than just the standard setup. Along with the two patios found in every townhouse, this home offers an additional open deck with partial cover--creating over 300 square feet of outdoor living space. Imagine grilling out, entertaining friends, or simply unwinding with the backdrop of Camp Helen State Park's rolling dunes.

Practicality is built in too. Covered parking easily fits one vehicle, with additional outdoor storage for all your beach gear. After a day on the sand or at nearby Phillips Inlet, rinse off in your private outdoor shower before heading inside. Phillips Inlet is a local favorite for launching kayaks, paddleboards, or even a small boat making adventure part of your everyday lifestyle.

Inside, the first floor welcomes you with a spacious living area and sliding glass doors leading to the covered patio. The kitchen is highlighted by granite countertops and direct access to the extended deck, creating a seamless indoor-outdoor flow that's perfect for entertaining. You'll also find a convenient laundry/half-bath combo tucked away on this level.



Upstairs, retreat to two private bedrooms, each with its own ensuite bath and walk-in closet. One of the bedrooms opens onto a second-floor deck where Gulf views greet you each morning.

What makes this spot truly special is its balance of seclusion and convenience. While you'll enjoy the peace and quiet of being tucked behind a state park, you're still just minutes away from Rosemary Beach and the excitement of 30A. Hop on a bike or golf cart to explore the area, or take the Inlet Beach Underpass to 30Avenue, where you'll find favorites like Idyll Hounds Proper, Amici, and a variety of boutique shops.

Shoreline Townhouses Unit 4 offers the best of both worlds close to everything, yet private and peaceful. Whether you're searching for a beach getaway, an investment property, or a full-time residence, this home delivers a coastal lifestyle that's hard to match.

Built in 1984

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | 1000311   |
| Price          | \$775,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,140     |
| Year Built     | 1984      |
| Type           | Townhouse |
| Sub-Type       | Townhouse |
| Style          | Townhome  |
| Status         | Active    |

**Community Information**

|         |                                 |
|---------|---------------------------------|
| Address | 228 Walton Magnolia Lane Unit 4 |
| Area    | 18 - 30A East                   |

|             |               |
|-------------|---------------|
| Subdivision | SHORELINE T/H |
| City        | Inlet Beach   |
| County      | Walton        |
| State       | FL            |
| Zip Code    | 32461         |

### Amenities

|            |                                                      |
|------------|------------------------------------------------------|
| Utilities  | Electric, Phone, Public Water, Septic Tank, TV Cable |
| Parking    | Attached Carport                                     |
| View       | Gulf                                                 |
| Water View | Gulf                                                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Owner's Closet, Washer/Dryer Hookup                    |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater |
| Heating           | Central                                                               |
| Cooling           | Central Air                                                           |
| # of Stories      | 3                                                                     |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Outdoor Shower            |
| Lot Description   | Dead End, Within 1/2 Mile to Water |
| Windows           | Window Treatments                  |
| Roof              | Metal                              |
| Construction      | Siding Vinyl                       |
| Foundation        | Foundation On Piling               |

### School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|        |                    |
|--------|--------------------|
| Zoning | Resid Multi-Family |
|--------|--------------------|

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Gulf Realty 30A LLC |
|----------------|---------------------|

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