

\$699,000 - 234 S Blue Heron Drive Unit #3, Santa Rosa Beach

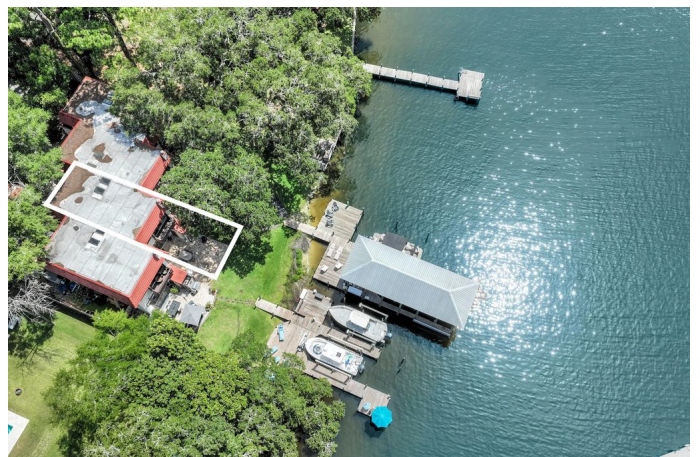
MLS® #1008115

\$699,000

2 Bedroom, 3.00 Bathroom, 1,600 sqft
Townhouse

ARROYA CASSA, Santa Rosa Beach, FL

Wake up each morning to peaceful waterfront views and end every evening with breathtaking sunsets that paint the sky in brilliant shades of orange, pink, and blue. From your private dock, you'll enjoy a front-row seat to one of nature's most spectacular shows as dolphins regularly swim through Mack Bayou, playing and feeding just offshore, while a majestic blue heron makes daily visits to fish from the dock. Whether you're sipping your morning coffee, unwinding with a glass of wine at sunset, or simply enjoying the sights and sounds of the water, this home offers an ever-changing display of coastal wildlife and the relaxed waterfront lifestyle you've been dreaming of. Deep-water dockage, open bay views, and exceptional coastal living await at this beautifully maintained waterfront townhome on Mack Bayou in Santa Rosa Beach. Nestled within an exclusive enclave of only four residences, this exceptional 2-bedroom, 2.5-bath home offers approximately 1,600 square feet of thoughtfully designed living space along with the rare opportunity for both personal enjoyment and investment, as short-term rentals are permitted. Situated on 100 feet of shared bayou frontage with expansive open bay views, each residence enjoys a shared 40-foot dock, dedicated boat slip, and boat lift. With approximately four feet of water depth year-round, the slip easily accommodates larger boats, allowing you to



spend more time on the water and less time worrying about the tides. A convenient fish-cleaning station makes returning from a successful day on the water effortless, and the seller's 26-foot boat, currently housed in the slip, is available for purchase separately. Inside, natural light pours through an impressive, oversized skylight, illuminating the open-concept living and dining areas. The custom kitchen was designed with entertaining in mind and features solid wood shaker cabinetry with soft-close doors and drawers, a wet bar, beverage refrigerator, and refrigerator with in-door water and ice dispenser. The spacious waterfront primary suite offers a peaceful retreat with sliding glass doors leading to a private balcony overlooking the bayou. Even the primary bathroom embraces the waterfront setting, featuring dual vanities and tranquil water views that make every day feel like a vacation. Outdoor living is equally impressive with expansive brick-paved front and rear porches, an outdoor shower for rinsing off after a day on the boat or at the beach, and both front and rear storage rooms perfect for fishing gear, paddleboards, beach equipment, and more. The front porch even includes a dedicated water supply for potted plants and seasonal flowers. Quality craftsmanship is evident throughout with hardwood flooring on the main level and staircase, new luxury vinyl plank flooring upstairs, solid-core interior doors, elegant 8-inch baseboards, a Tesla electric vehicle charger, heavy-duty stair handrail, new fencing, a new electrical panel, and a recently replaced well pump. Major improvements provide added peace of mind, including a 2017 roof, 2022 18 sear Mitsubishi true variable air conditioner / heat pump, 2020 water heater, and a brand-new community septic tank and drain field installed in 2025. Owners share the cost of lawn maintenance, pest control, common area irrigation, water and electricity to

the docks, and umbrella insurance for the building, allowing for a convenient, low-maintenance waterfront lifestyle. Two dedicated parking spaces are located directly in front of the residence, and the prime Santa Rosa Beach location places you just minutes from the sugar-white beaches of Scenic Highway 30A, Grand Boulevard, Sacred Heart Hospital, premier shopping, dining, golf, and entertainment. Whether you're searching for a primary residence, a second home, or an income-producing investment, this rare waterfront offering combines deep-water boating, private boat slip and lift, spectacular sunsets, abundant coastal wildlife, and an unmatched waterfront lifestyle in one truly remarkable property.

Built in 1982

Essential Information

MLS® #	1008115
Price	\$699,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Year Built	1982
Type	Townhouse
Sub-Type	Townhouse
Style	Spanish
Status	Active

Community Information

Address	234 S Blue Heron Drive Unit #3
Area	16 - North Santa Rosa Beach
Subdivision	ARROYA CASSA
City	Santa Rosa Beach
County	Walton

State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Private Well, Septic Tank, TV Cable
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou, Shore - Natural
Water View	Bay, Bayou

Interior

Interior Features	Breakfast Bar, Fireplace, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Boat Launch, Boat Slip, Boatlift, Outdoor Shower, Sprinkler System, Yard Building
Lot Description	Flood Insurance Req, Survey Available, Within 1/2 Mile to Water
Windows	Skylight(s), Window Treatments
Roof	Slate
Construction	Frame, Stucco
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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