

# \$799,000 - 255 Clareon Drive, Inlet Beach

MLS® #1004361

**\$799,000**

Bedroom, Bathroom,  
Unimproved Land on 0.16 Acres

WHITES GULFVIEW ESTATES, Inlet Beach,  
FL

Positioned within the quiet coastal setting of White's Gulfview Estates, this generously sized homesite presents a rare opportunity to build a custom residence in one of the most desirable stretches along Scenic Highway 30A. Measuring approximately 55 by 129 feet, the property offers ample space to create a thoughtfully designed primary residence, second home, or investment property just moments from the beach.

Surrounded by the architectural charm and relaxed sophistication of nearby Alys and Rosemary Beaches, the location places owners within easy reach of celebrated dining, boutique shopping, and the lifestyle experiences that continue to define the Emerald Coast. White's Gulfview Estates itself remains intentionally low density with only approximately 80 homesites, creating a more private atmosphere framed by mature vegetation and classic coastal cottages.

Residents enjoy access to a private gated deeded beach entry, complete with golf cart and bicycle parking, along with an outdoor shower for easy post-beach convenience. Low HOA fees and short-term rental allowances further enhance the property's flexibility and long-term appeal, whether envisioned as a personal retreat or an income-producing investment.



With close proximity to the gulf's white-sand shoreline and the conveniences of Seacrest Beach, this homesite offers the ideal foundation for a custom coastal lifestyle tailored entirely to your vision.

### **Essential Information**

|          |                 |
|----------|-----------------|
| MLS® #   | 1004361         |
| Price    | \$799,000       |
| Acres    | 0.16            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 255 Clareon Drive       |
| Area        | 18 - 30A East           |
| Subdivision | WHITES GULFVIEW ESTATES |
| City        | Inlet Beach             |
| County      | Walton                  |
| State       | FL                      |
| Zip Code    | 32461                   |

### **Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Utilities | Public Sewer, Public Water, Tap Fee Paid |
|-----------|------------------------------------------|

### **Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Within 1/2 Mile to Water |
|-----------------|--------------------------|

### **School Information**

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

### **Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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