

# \$699,000 - 27 Grayling Way, Inlet Beach

MLS® #1013580

## \$699,000

3 Bedroom, 2.00 Bathroom, 1,310 sqft

Detached Single Family on 0.07 Acres

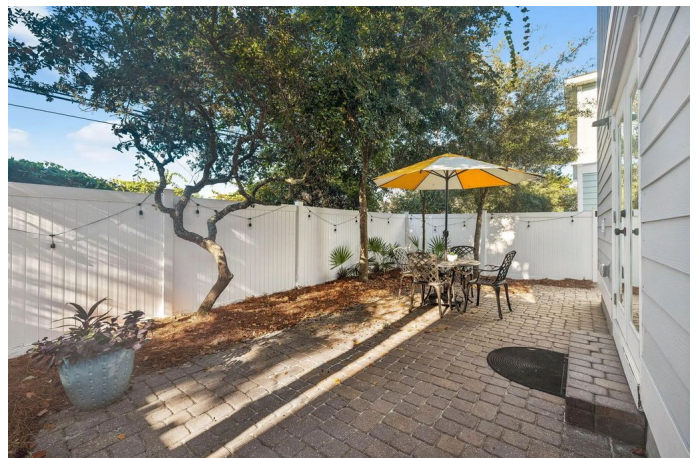
Waterview at Inlet Beach, Inlet Beach, FL

Thoughtfully designed and impeccably maintained, 27 Grayling Way presents a turnkey opportunity in Inlet Beach, equally suited as a second home or an established short-term rental. The main level is bright and open, with a seamless living and kitchen area, an office nook, powder room, laundry, and a generous owner's closet for secure storage. Upstairs, the primary suite offers a private bath, joined by a guest bedroom, bunk space, and a second full bath, creating flexible accommodations for family and guests. A strong rental history is available upon request, and investors may find added value through cost segregation strategies. A well-located, income-producing retreat at the east end of 30A, a few blocks east of the Tunnel underpass which connects to the 30A bike path.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1013580   |
| Price          | \$699,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,310     |
| Acres          | 0.07      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | Florida Cottage        |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 27 Grayling Way          |
| Area        | 18 - 30A East            |
| Subdivision | Waterview at Inlet Beach |
| City        | Inlet Beach              |
| County      | Walton                   |
| State       | FL                       |
| Zip Code    | 32461                    |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |
|-----------|------------------------------------------------|

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Pantry                                            |
| Appliances        | Dishwasher, Disposal, Dryer, Refrigerator, Washer |
| Heating           | Central                                           |
| Cooling           | Central Air                                       |
| # of Stories      | 2                                                 |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Sidewalk, Within 1/2 Mile to Water |
| Roof            | Composite Shngl                    |
| Construction    | Siding CmntFbrHrdBrd               |

### 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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