

\$1,099,000 - 297 Cassine Garden Circle, Santa Rosa Beach

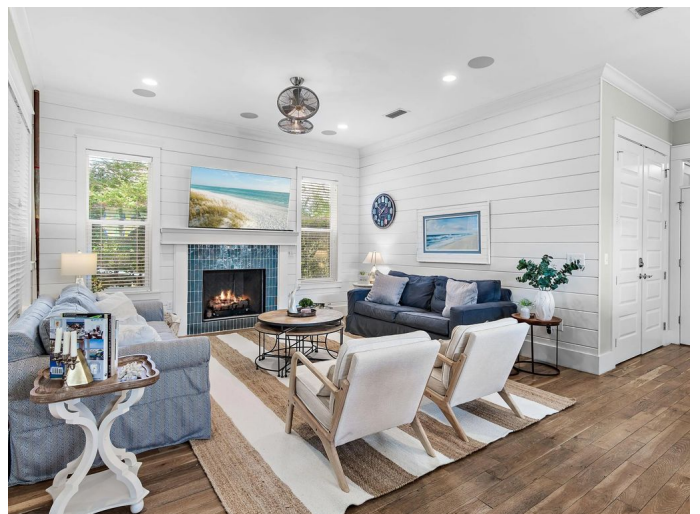
MLS® #1012603

\$1,099,000

3 Bedroom, 2.00 Bathroom, 1,552 sqft
Detached Single Family on 0.13 Acres

CASSINE VILLAGE, Santa Rosa Beach, FL

Welcome to this meticulously cared-for, original-owner beach cottage in Cassine Village--a private, nature-surrounded community located on Scenic 30A. Appropriately named "The Lily Pad" after the beautiful lily pads in the community lake. Built in 2014 by Greg Goodwin Construction, this one-story home is being sold completely furnished and rental ready. Featuring 3-bedrooms, 2-bathrooms, offering 1,552 square feet on a .13-acre lot in Seagrove Beach. The inviting front porch features a large porch swing and the exterior of the home has been freshly painted. The 32-foot-by-10-foot screened back porch overlooks a Cypress grove, creating a wonderfully secluded setting for relaxing after a day at the beach! Exterior features include an outdoor shower, rear brick paver sitting area, exterior bike rack, large outdoor storage, a 220v fast charger, and a ramp from the driveway to the back porch for ease in taking your cooler to the beach! Inside, wire-brushed oak hardwood flooring runs throughout the home. Eight-foot doors with two-foot transom windows add architectural character, while glass French doors separate the living area from the bedrooms. The living room is spacious and has a fireplace. The kitchen includes ceiling-height cabinetry with lighted glass-front upper cabinets, a pantry, new white quartz countertops, new backsplash, new



pendant lighting, new refrigerator, and a new dishwasher. The primary bathroom was completely renovated with new tile in shower, new tile flooring, quartz countertops, mirrors, vanity lights and new hardware. Storage is plentiful, with plywood flooring in the attic storage area, linen closets in both bathrooms, storage above every bedroom closet, a large owner's closet with keypad entry equipped with wood shelving stocked with extra linens and cleaning supplies that convey. The home is insulated with spray foam in both the attic and walls. The HVAC system was replaced in July 2022 and includes a REME Halo whole-home air purifier; its UV cell was replaced in June 2026. The water heater and washer/dryer were replaced in 2021. A transferable termite bond is in place. Cassine Village offers low HOA fees of \$1440 per year and a relaxed, beach-oriented lifestyle. The community is short-term-rental friendly, with a one-week minimum rental period. Pet friendly and Low speed vehicles are allowed as well. Amenities include two tennis courts, nature trails through Cypress ponds, a lake with a water feature, and a basketball area, with a pedestrian walk-through to Scenic 30A. Cassine Village adjoins Point Washington State Forest, with biking and hiking trails that wind through the forest. Beach access is exceptionally convenient. Public Beach Access #13 is across Scenic 30A beside One Seagrove Place Condominiums, while the newly built Public Beach Access #14 is also nearby and includes parking, public restrooms, and bike racks. Three additional beach accesses also in Seagrove, making it easy to enjoy the sugar-white sand and Gulf waters whenever the mood strikes. Step out to Scenic 30A on to the Timpoochee Trail bike path that provides easy access to beach life by bike or on foot. This paved, mostly flat, 19-mile multi-use path runs alongside 30A through twelve South Walton beach communities,

connecting riders to beach accesses, coastal dune lakes, state parks, restaurants, shops, and town centers. From the home, Seaside is approximately one mile away--an easy bike ride along the trail to Central Square, Airstream Row, boutique shopping, dining, and the iconic Seaside beach atmosphere. Next to Seaside is WaterColor or farther East is Grayton Beach, and Blue Mountain Beach. Ride east to explore WaterSound. In addition to its public beach accesses, the area is known for rare coastal dune lakes, including Eastern Lake and Deer Lake. Deer Lake State Park spans 1,912 acres and offers a long boardwalk leading to a secluded beach. Nearby local favorites include Caf  Thirty-A, Seagrove Village Market Caf , The Surfing Deer, Angelina's Italian Restaurant, Brozinni Pizzeria, The Trading Company for beach essentials, Mi Casita Mexican Grill, Andy's Nail and Spa, and an urgent care center at Doc Smiley's located in Cassine Station Condominium building. This private, turnkey Seagrove Beach retreat has been lovingly maintained by the original owners who built it and offers the ideal blend of beach access, outdoor adventure, community amenities, nature, privacy, and easy 30A living.

Built in 2014

Essential Information

MLS� #	1012603
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,552
Acres	0.13
Year Built	2014
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	297 Cassine Garden Circle
Area	18 - 30A East
Subdivision	CASSINE VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Propane, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Newly Painted, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Outdoor Shower, Yard Building
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office Scenic Sotheby's International Realty

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