

\$1,195,000 - 31 Sweet Bay Drive, Santa Rosa Beach

MLS® #1012813

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,794 sqft

Detached Single Family

CASSINE VILLAGE, Santa Rosa Beach, FL

Priced Below Current Appraisal Value!
Located in desirable Cassine Village in Seagrove Beach, this beautifully updated home offers an exceptional opportunity along 30A, with generous neighborhood amenities and low HOA fees. Ideally positioned near the neighborhood entrance and approximately 900 feet from the public beach access directly across 30A, this furnished residence places you close to the beach, dining, shopping, and outdoor activities. The thoughtfully designed three-story floor plan offers plenty of space for both everyday living and entertaining. The first floor features an open living, dining, and kitchen area, along with a guest bedroom and full bathroom with a spacious walk-in shower. Low-maintenance tile flooring runs throughout the first floor, while the second and third floors feature hardwood flooring. The updated kitchen is a standout, featuring quartz countertops, stainless steel appliances, and a coveted GE Café® dual-fuel range with double ovens. New pendant lighting, a deep single-basin sink, and updated fixtures add both style and functionality. Upstairs, the second floor is home to the spacious primary suite, where the bedroom opens to a private balcony. The primary bathroom features dual vanities and a large walk-in shower finished with custom tile. A second guest bedroom with an ensuite bathroom featuring a new soaking tub provides comfortable accommodations for family and guests. The third floor offers a generous sitting area with a wet bar, creating a



versatile additional living space. With its size and layout, this area could easily be converted into a bunk room, providing even more flexibility for guests or rental use.

Outdoor living is truly exceptional. A large screened porch creates an inviting setting for entertaining, enjoying a meal, or relaxing in the coastal breeze. The porch has been reframed with wood framing and outfitted with new doors and screens, along with new wall lighting, a flat-screen TV, and mounted soundbar.

Beyond the porch, a new deck features an impressive outdoor kitchen complete with a Big Green Egg, granite countertops, refrigerator, and solar lighting -- a true chef's dream for effortless outdoor entertaining. An outdoor propane tank, new gutters, exterior lighting, and dwarf lemon and orange trees further enhance the home's outdoor appeal.

Cassine Village residents enjoy an impressive collection of amenities, including two swimming pools, two tennis courts, a picnic area overlooking the neighborhood lake, and a nature path within the neighborhood. The location is equally appealing, with easy access to popular Seagrove Beach favorites including Caf  30A, Angelina's, and The Perfect Pig, as well as nearby shopping and walking trails.

Offered furnished with a small list of exclusions, this turnkey coastal home combines an enviable Seagrove Beach location, extensive recent updates, exceptional outdoor living, and the amenities of Cassine Village.

Built in 2001

Essential Information

MLS� #	1012813
Price	\$1,195,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,794
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	31 Sweet Bay Drive
Area	18 - 30A East
Subdivision	CASSINE VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

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

Interior Features	Breakfast Bar, Crown Molding, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Columns
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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