

\$1,999,999 - 32 E Park Place Avenue # 601, Inlet Beach

MLS® #1005333

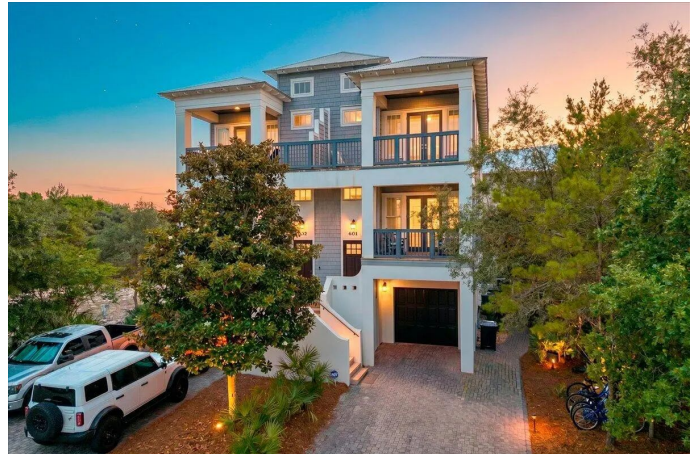
\$1,999,999

5 Bedroom, 5.00 Bathroom, 3,108 sqft

Townhouse on 0.04 Acres

ENCLAVE AT INLET BEACH, Inlet Beach, FL

Exactly one Gulf-view home with a private pool sits south of Highway 98 in Inlet Beach for under two million dollars. This is it. Tucked inside the gated Enclave at Inlet Beach -- fewer than twenty homes, one block from the Gulf of America and steps from Rosemary Beach -- this 3,108 sq ft turnkey residence offers 5 bedrooms, 5 baths, and sleeps 14 across three levels. A private elevator serves every floor, opening onto a chef's kitchen with quartz counters and pro-grade appliances, pine hardwood floors, and shiplap detailing. Step outside to a private heated pool and spa, outdoor kitchen, and Gulf views from multiple levels. The ground-floor suite offers direct pool access, ideal for multi-generational stays. Fully furnished and rental-ready from day one. Documented 2025 rental income of \$101,672, with comparable units in this development achieving \$110,000-\$150,000 -- real, provable upside under active management. Ownership has proactively maintained the home, including a new elevator in 2025 and a completed \$30,000 structural repair addressed in full during spring 2026, not deferred. A one-car garage and gated community add rare convenience here. The nearest comparable 5-bedroom Gulf-view listing is priced at \$2,440,000, and larger comparables run well above that. At \$1,999,999, this is not just competitively priced, it is the category. For a buyer who has done the homework, the math is immediate. See supplement for full rental performance and improvement history. There



is exactly one Gulf-view home with a private pool south of Highway 98 in Inlet Beach available for under two million dollars. This is it.

32 E Park Place Avenue, Unit 601 sits inside Enclave at Inlet Beach -- a small, gated community of fewer than twenty homes tucked one block from the Gulf of America, adjacent to Rosemary Beach and the best that Scenic 30A has to offer. The property is 3,108 square feet of turnkey coastal luxury, fully furnished, and ready to perform from day one.

THE MARKET CONTEXT -- WHY THIS PRICE MATTERS

Every comparable Gulf-view, pool home south of 98 in this corridor is listed between \$2.4M and \$10M+. The closest 5-bedroom competitor is priced at \$2,440,000 -- and it's smaller. At \$1,999,999, Unit 601 is not just competitively priced; it is the category. There is no other property in this market that delivers Gulf views, a private pool, five en-suite bedrooms, a full elevator, and a garage at this price point.

RENTAL PERFORMANCE

2025 full-year documented gross rental revenue was \$101,672, with comparable units in the same development achieving \$110,000-\$150,000 under more active management -- a gap that represents genuine upside for the next owner, not a liability. 2026 average daily rate is up 17.4% year over year (\$612 vs. \$521), and June and July 2026 are running at 100% adjusted occupancy, matching last year's peak summer performance. The 2026 calendar included a proactive, fully-completed \$30,000 structural repair to the first-floor balcony header (49 nights, April 11-May 30), plus a short owner-use block over Spring Break -- ownership staying ahead of maintenance rather than deferring it.

OWNERSHIP HAS INVESTED IN THIS HOME

A new elevator was installed in 2025, following a documented history of proactive component-level maintenance dating back to 2021 -- HVAC systems, pool equipment, pavers, gate, and elevator hardware have all been addressed on an ongoing basis. This is a home that has been maintained ahead of problems, not around them.

Link to Luxury Vacation Rental Website:

<https://www.30aluxuryvacations.com/vacationrentals/good-day-getaway>

Built in 2009

Essential Information

MLS® #	1005333
Price	\$1,999,999
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,108
Acres	0.04
Year Built	2009
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Active

Community Information

Address	32 E Park Place Avenue # 601
Area	18 - 30A East
Subdivision	ENCLAVE AT INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), In-Law Floorplan, Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Private Yard, Outdoor Shower, Sprinkler System, Separate Living Area
Lot Description	Cul-De-Sac, Dead End, Level, See Remarks, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Stucco

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family, Resid Single Family, See Remarks
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Listing Details

Listing Office	RE/MAX Coastal Properties
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