

\$2,299,000 - 36 Green Street, Inlet Beach

MLS® #1003674

\$2,299,000

4 Bedroom, 2.00 Bathroom, 1,612 sqft

Detached Single Family on 0.17 Acres

None, Inlet Beach, FL

Positioned just one tier off the Gulf in the coveted enclave of Inlet Beach, 36 Green Street captures the essence of classic coastal living with exceptional proximity to the shoreline. Set on a prominent corner lot mere steps from the sugar-white sands, this offering presents a rare opportunity to enjoy today while envisioning the future.

The existing residence--a quintessential Old Florida-style retreat--exudes relaxed charm and versatility. Thoughtfully configured with four bedrooms and two baths, the home was originally designed as a duplex and now lives as a seamless single residence, offering two full kitchens, dual living areas, and a flexible layout ideal for hosting. A double primary suite design provides privacy and comfort, with each bedroom oriented toward views of the private pool--creating a tranquil, resort-like setting. Outdoors, a spacious screened-in pool area becomes the heart of the home, perfect for sun-drenched afternoons, evening gatherings, and effortless entertaining. The property's established rental history further enhances its appeal, offering immediate income potential for investors seeking a turn-key beach retreat in a high-demand corridor along 30A.

Equally compelling is the opportunity to reimagine the site entirely. Surrounded by a blend of new construction and established coastal homes, this second-tier homesite offers the ideal canvas to design and build a



custom Gulf-view residence that maximizes both elevation and outlook--an increasingly rare prospect in this location.

Just moments from the vibrant communities of Alys Beach and Rosemary Beach, with easy access to boutique shopping, dining, and scenic bike paths, 36 Green Street is perfectly positioned at the intersection of lifestyle and investment.

Whether preserved as a charming coastal getaway, continued as a high-performing rental, or transformed into a legacy beach home, this is a property defined by its location--and the possibilities it affords.

Built in 1974

Essential Information

MLS® #	1003674
Price	\$2,299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,612
Acres	0.17
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	36 Green Street
Area	18 - 30A East
Subdivision	None
City	Inlet Beach
County	Walton
State	FL

Zip Code	32461
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Amenities

Utilities	Community Sewer, Community Water, Electric
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Level, Within 1/2 Mile to Water
Windows	Window Treatments

School Information

Elementary	Van R Butler
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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