

\$3,650,000 - 36 N Gulf Drive, Santa Rosa Beach

MLS® #998086

\$3,650,000

8 Bedroom, 9.00 Bathroom, 4,562 sqft

Detached Single Family on 0.17 Acres

EASTERN LAKE S/D, Santa Rosa Beach, FL

Short term rental powerhouse featuring a brand new 2024 build with 8 bedrooms each with private baths, multiple living spaces, private seasonally heated pool, and massive 18 person sleeping capacity to maximize revenue.

Designer furnishings, professional photography and full inventory to convey for immediate revenue generation.

Less than half a mile (under 2 minutes) to 30A beaches ensures high occupancy. Includes a free six-seater golf cart for added guest appeal.

Designed from the ground up to ensure easy, low cost maintenance and best possible yield.

Do an Internet search on Legacy Beach Homes of Destin, Florida to view real time calendars in order to determine availability for showings Seller is listing over \$100 million worth of properties from their portfolio (35 large STRs in the Destin/Miramar/30A area with an average appraisal value of slightly over \$3M each.).

The seller is only selling 10% of the portfolio. Seller will withdraw this and/or any other remaining listings once the first \$10 million (approximately) in sales have been achieved.

Seller (Equisource Holdings dba Legacy



Beach Homes) does not disclose property-level rental revenue data. Buyer to perform their own due diligence regarding income potential. However, the appraisal in the document section of this listing may include the appraiser's revenue projection.

Seller will make all reasonable efforts to facilitate the transfer of future reservations.

The Seller does not have to sell. Property has been priced based on recent appraisal and reflects the seller's minimum acceptable price.

Most recent appraisal and inspections in docs section

Built in 2024

Essential Information

MLS® #	998086
Price	\$3,650,000
Bedrooms	8
Bathrooms	9.00
Full Baths	9
Square Footage	4,562
Acres	0.17
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	36 N Gulf Drive
Area	18 - 30A East
Subdivision	EASTERN LAKE S/D
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Utilities Electric, Public Sewer, Public Water, TV Cable

Interior

Cooling Central Air

of Stories 3

Exterior

Lot Description Cleared, Within 1/2 Mile to Water

School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Century 21 Wimco Realty Inc

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