

\$545,000 - 40 Country Club Drive, Santa Rosa Beach

MLS® #1012379

\$545,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft

Detached Single Family on 0.26 Acres

Country Club Estates, An Unrecorded Subdivision, Santa Rosa Beach, FL

Located in South Walton County, 40 Country Club Dr is an "Old Florida" cottage-style home in the unrecorded subdivision of Country Club Estates on an 80' x 145' (0.26-acre) lot. Lot 3, Block A offers a 3BR/2BA, 1,288 Sq Ft home built in 1992 with approximately \$2,350/month long-term rental potential. Classic wood-paneled walls and freshly-painted concrete floors adds to this cottage's character. The 44ft-wide front porch gives real curb appeal and plenty of space for outdoor relaxation - or evening listening to the singing whippoorwills and the croaking tree frogs. The backyard provides room for future expansion -- a swimming pool or workshop, and plenty of space for gardening. South Walton / Scenic 30A Location County Hwy 393 provides a convenient Beach-to-Bay connection between Scenic Hwy 30A and the Gulf, and also Hogtown Bayou and Choctawhatchee Bay. The property is approximately 1/2 mile from Gulf Place and Ed Walline Regional Beach Access, where you can enjoy amazing seasonal sunsets and sunrises. Several additional public beach accesses are nearby.

South Walton's unique coastal dune lakes, Grayton Beach State Park and a wide selection of restaurants, shopping and recreation add to the appeal of this location. Just north on 393, Cessna Landing provides a public boat launch, recreational amenities and parking.



With no HOA, keep your boat or RV right on your own property. Short-term rentals are allowed. This section of 393 is golf-cart friendly with a nearby pedestrian/bike path.

Built in 1992

Essential Information

MLS® #	1012379
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.26
Year Built	1992
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	40 Country Club Drive
Area	17 - 30A West
Subdivision	Country Club Estates, An Unrecorded Subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

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

Interior Features	Pantry, Washer/Dryer Hookup, Natural Woodwork
Appliances	Cooktop, Dishwasher, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Balcony
Lot Description	Cleared, Dead End, Interior Lot, Level, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Wood Siding

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	County
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Listing Details

Listing Office	Scenic Real Estate
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