

\$1,299,900 - 44 N Ryan Street, Santa Rosa Beach

MLS® #1004180

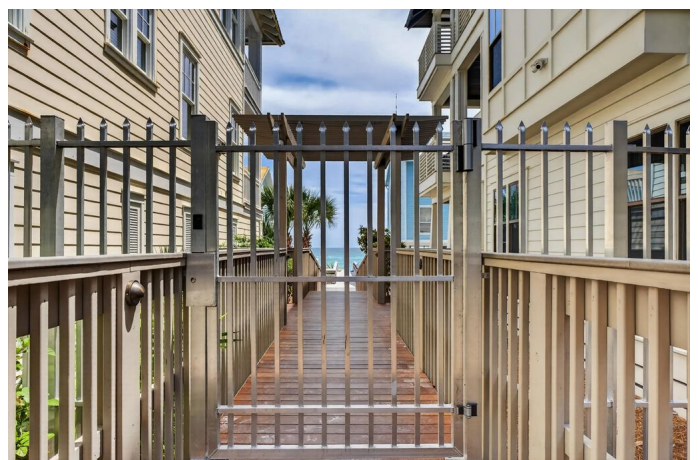
\$1,299,900

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Detached Single Family on 0.08 Acres

SUMMER'S EDGE, Santa Rosa Beach, FL

Enjoy coastal living in this turn-key 3-bedroom, 2.5-bath cottage located in the quiet, tree-lined community of Summer's Edge on Scenic 30A. Situated moments from deeded beach access, Eastern Lake, and community pool, this property offers an ideal layout for a personal coastal retreat or vacation rental investment. The welcoming front porch features upgraded Trex composite decking, matched by a private second-floor balcony off the primary suite. Inside, the open floor plan highlights real hardwood flooring, detailed crown molding, recessed lighting, and expansive windows. The main living area features custom built-in shelving, leading to a kitchen with stainless steel appliances, generous counter space, and a dedicated dining area. Upstairs, the primary suite includes soaring cathedral ceilings, a skylight, private balcony access, and an updated spa-style bathroom with a double vanity, freestanding soaking tub, and a custom tile shower. Two additional guest bedrooms offer comfortable accommodations with coastal finishes throughout. Residents and guests enjoy private deeded beach access, two neighborhood pools (one heated seasonally), and immediate proximity to the dining and shopping along 30A. floor-to-ceiling tiled shower. Guest bathrooms have also been tastefully updated with premium finishes. A rare opportunity to own a turnkey beach cottage in one of 30A's most desirable communities--where every day feels like vacation.



Built in 2001

Essential Information

MLS® #	1004180
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.08
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Active

Community Information

Address	44 N Ryan Street
Area	18 - 30A East
Subdivision	SUMMER'S EDGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Water View	Gulf

Interior

Interior Features	Vaulted Ceiling(s), Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Range Hood
Heating	Heat High Efficiency
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Roof	Metal
Construction	Foundation Off Grade
Foundation	Foundation On Piling

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	Coldwell Banker Realty
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