

\$2,700,000 - 485 Wood Beach Drive, Santa Rosa Beach

MLS® #998230

\$2,700,000

5 Bedroom, 3.00 Bathroom, 3,700 sqft
Detached Single Family on 0.27 Acres

SUGARWOOD, Santa Rosa Beach, FL

Short term rental powerhouse featuring a designer-renovated coastal home with beach cottage vibe, screened heated pool with hot tub, private backyard, outdoor dining and grilling area, hand-cut shiplap ceilings, local artisan furnishings, and massive 22 person sleeping capacity to maximize revenue.

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

Less than a 3-minute golf cart ride to sugar sand beach ensures high occupancy.

Includes a free six-seater golf cart, kayaks, and barbecue grill 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
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 2000

Essential Information

MLS® #	998230
Price	\$2,700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,700
Acres	0.27
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	485 Wood Beach Drive
Area	18 - 30A East
Subdivision	SUGARWOOD
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer
Parking	Garage Door Opener, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Crown Molding, Recessed Lighting, Pantry, Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer,
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2



Exterior

Exterior Features	Pool - Enclosed, Outdoor Shower, Sprinkler System
Lot Description	Covenants, Cul-De-Sac
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Wood Siding, Trim Vinyl, Siding CmntFbrHrdBrd

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	Century 21 Wimco Realty Inc
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