

\$1,350,000 - 54 S Nickajack, Santa Rosa Beach

MLS® #1011478

\$1,350,000

3 Bedroom, 3.00 Bathroom, 2,014 sqft

Detached Single Family on 0.12 Acres

FOREST LAKES, Santa Rosa Beach, FL

Welcome to 54 Nickajack S, a beautifully maintained 3-bedroom, 3.5-bath home tucked into the gated Forest Lakes community of Blue Mountain Beach. Situated on a private lot backing to a peaceful natural area and pond, this home offers a serene setting while remaining convenient to the beach, 30A, Gulf Place, Grayton Beach and nearby dining and shopping.

Recent updates include fresh interior paint and refinished hardwood floors throughout. The thoughtfully designed floor plan features a spacious primary suite on the main level overlooking the pond, complete with an ensuite bath featuring a steam shower, jetted tub, dual vanities and walk-in closet. The kitchen is equipped with stainless steel appliances and opens to comfortable living and gathering spaces.

Upstairs are two additional bedrooms, including a bunk room currently configured with two twin-over-queen bunk beds. A large screened-in sunroom extends the living space and takes advantage of the home's wooded, private surroundings.

Currently operated as a vacation rental, the property generated approximately \$58,150 in gross rental revenue while also accommodating approximately 60 days of owner use. Rental history is available upon request. Past rental performance is provided



for informational purposes only and is not a guarantee of future results.

Forest Lakes is bordered by state forest and features cobblestone streets, mature landscaping and a scenic community lake. Neighborhood amenities include a community pool, covered picnic pavilion with grills, playground, catch-and-release fishing lake and nature trails.

Gulf View Heights public beach access is less than one mile away, and the home is conveniently located near the 30A multi-use path. Four adult bikes are currently included with the property.

With its private pond-side setting, main-level primary suite, screened outdoor living space, established rental history and convenient Blue Mountain Beach location, 54 Nickajack S offers a compelling opportunity along 30A.

Built in 2009

Essential Information

MLS® #	1011478
Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,014
Acres	0.12
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	54 S Nickajack
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Area	17 - 30A West
Subdivision	FOREST LAKES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water
Parking	Attached Carport, Guest, Carport, Covered
View	Lake, Pond
Is Waterfront	Yes
Waterfront	Lake Front, Pond
Water View	Lake, Pond

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Lot Description	Covenants, Cul-De-Sac, Interior Lot, Restrictions, Wetlands, Within 1/2 Mile to Water
Roof	Metal
Construction	Frame, 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 Rising Star Real Estate Inc

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