

\$249,019 - 732 E Mack Bayou Drive Apt 2, Santa Rosa Beach

MLS® #1002547

\$249,019

3 Bedroom, 3.00 Bathroom, 1,456 sqft
Townhouse on 0.02 Acres

STONEGATE VILLAS TOWNHOMES, Santa Rosa Beach, FL

\$5k BUYER CREDIT! Less Than 10 Minutes to the Beaches of 30A! This low-maintenance townhome offers the perfect combination of convenience, comfort, and investment potential. Featuring a newer roof (2022), no carpet, and a tenant currently in place paying \$2,200/month, this property is ideal as a primary residence, second home, or income-producing investment. The open-concept floor plan creates a welcoming space for everyday living and entertaining, while the private back deck provides a relaxing outdoor retreat. Upstairs, the spacious split-bedroom layout includes an oversized primary suite with a large walk-in closet and private bath, plus two additional bedrooms and a full guest bathroom.

Residents enjoy access to a community pool and a highly convenient location near Publix, shopping, dining, entertainment, and Ascension Sacred Heart Hospital. The community's 30-day minimum rental policy offers flexibility for a variety of ownership goals. With a manageable HOA of just \$295/mo exterior grounds maintenance and pool care are included, helping keep ownership simple and affordable. Located near Scenic 30A and the Emerald Coast's renowned beaches, this move-in-ready townhome offers an exceptional opportunity for buyers seeking a low-maintenance coastal



lifestyle or investors looking for immediate rental income. Photos are when the seller was living in the property. Residents enjoy access to a community pool, a highly desirable location close to shopping, dining, Publix, Ascension Sacred Heart Hospital, and movie theater. Conveniently located near 30A beaches, this Florida townhome offers easy living with minimal upkeep in one of the area's most sought-after locations. No additional grounds keeping or pool maintenance expenses as they are included in the manageable HOA of \$295/mo. For investors, there is currently a tenant in place at \$2200/mo

Built in 2005

Essential Information

MLS® #	1002547
Price	\$249,019
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	0.02
Year Built	2005
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	732 E Mack Bayou Drive Apt 2
Area	16 - North Santa Rosa Beach
Subdivision	STONEGATE VILLAS TOWNHOMES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer
Parking	Garage
# of Garages	1

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling, Hardwood Floors, Washer/Dryer Hookup, Wood Stove
Appliances	Dishwasher, Disposal, Microwave
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Windows	Window Treatments
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Coldwell Banker Realty
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