

# \$2,700,000 - 91 Pine Street, Santa Rosa Beach

MLS® #1009729

**\$2,700,000**

3 Bedroom, 2.00 Bathroom, 2,372 sqft

Detached Single Family on 0.16 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

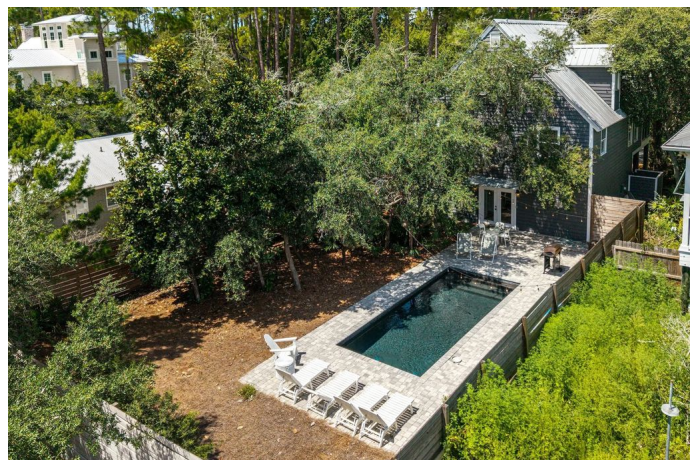
Embrace the timeless magic of Old Florida at Pine Cove. Tucked away in iconic Grayton Beach--voted the nation's best beach--this charming coastal retreat perfectly blends laid-back bohemian vibes with exceptional investment appeal. Proven earnings speak for themselves, generating \$100k Year over Year.

Lounge under sunny skies beside your private heated pool, stroll down sand paths to Grayton Beach State Park and local hot spots, or simply soak in the gentle breeze from the Gulf's emerald waters. With plenty of room to add a custom carriage house, Pine Cove offers rare upside in 30A's most historic beach neighborhood. Step into simple, effortless beach-living before this gem slips away.

Built in 1993

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1009729                |
| Price          | \$2,700,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,372                  |
| Acres          | 0.16                   |
| Year Built     | 1993                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 91 Pine Street   |
| Area        | 17 - 30A West    |
| Subdivision | GRAYTON BEACH    |
| City        | Santa Rosa Beach |
| County      | Walton           |
| State       | FL               |
| Zip Code    | 32459            |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |
| Parking   | Carport                                        |
| Has Pool  | Yes                                            |
| Pool      | Heated, In Ground                              |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Recessed Lighting, Washer/Dryer Hookup                               |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Washer, Electric Water Heater |
| Heating           | Central                                                              |
| Cooling           | Central Air, Ceiling Fan(s)                                          |
| # of Stories      | 3                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Private Yard, Outdoor Shower |
| Lot Description   | Within 1/2 Mile to Water              |
| Roof              | Metal                                 |
| Construction      | Wood Siding                           |
| Foundation        | Foundation On Piling                  |

### School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### Listing Details

Listing Office

Berkshire Hathaway Home Services PenFed Realty

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