

\$470,000 - 34 Herons Watch Way 5205, Santa Rosa Beach

MLS® #924009

\$470,000

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0 Acres

HERON'S WATCH CONDO PH V, Santa Rosa Beach, FL

Don't miss out on this amazing opportunity to own a fully furnished 2-bedroom, 2-bathroom condo in Seagrove Beach with deeded access to Eastern Lake! Located on the second floor as an end unit, this condo offers a fantastic view of the community pool from the private balcony, making it the perfect choice for a primary residence, second home, or investment property for short-term rentals on platforms like Airbnb or VRBO. Heron's Watch is ideally situated along a nature trail/bike path and a community dock, providing endless opportunities to enjoy the outdoors. Whether you want to relax in the sitting area or embark on a kayaking or paddleboarding adventure to the Gulf, you'll truly embrace the 30A lifestyle. The location also offers easy access to the stunning white sand beaches, top-notch restaurants, shopping destinations, and a plethora of activities along 30A.

This modern-styled condo is a rare find at such an affordable price on 30A. Set within a complex that provides plenty of parking and even two golf cart charging stations, this property is primed for success. Inside, the 940 sq ft open floor plan is light, bright, and airy, creating a welcoming ambiance. The master bedroom features a large Queen bed and an en-suite bathroom, while an additional Full bedroom with trundle offers versatility and ample space for guests.

The well-appointed kitchen showcases solid



surface counters, recently updated stainless steel appliances, and ample cabinet storage. With renovations completed in early 2022, this condo is move-in ready, saving you time and effort. Comparable vacant lots in this sought-after Seagrove Beach area start at a higher price point, making this property an excellent investment opportunity.

Situated in a quiet hamlet village, steps away from Beachy Bean Coffee Company Cafe and Old Florida Fish House, this condo offers privacy, vibrant artwork, abundant sunshine, and loads of privacy. The surrounding large trees create a sense of privacy and a natural preserve-like atmosphere.

Nestled along the peaceful shores of Eastern Lake and surrounded by the pines of Pt Washington State Forest, this condo overlooks the pool from your private second-floor balcony. Enjoy your meals at the bar-height eat-in breakfast bar or in the adjacent dining space, conveniently located near the living room. Whether you're looking for a primary residence, second home, or investment property, this condo is an ideal choice.

Heron's Watch Condominium provides deeded access to Eastern Lake, one of the area's rare coastal dune lakes. Spend your days paddling on the lake, with the option to paddleboard directly to the Gulf. Take a short walk or bike ride to the Timpoochee Trail or explore the recently revamped Deer Lake State Park. The opportunities for outdoor recreation are endless.

This unit comes fully furnished and is ready to use. With a history of generating rental revenue over the years, this condo presents an excellent investment opportunity. All measurements are to be verified by the buyer if deemed important.

Built in 2005

Essential Information

MLS® #	924009
Price	\$470,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	34 Herons Watch Way 5205
Area	18 - 30A East
Subdivision	HERON'S WATCH CONDO PH V
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Dock, Dumpster, Elevators, Fishing, Gated Community, Pets Allowed, Picnic Area, Playground, Pool, TV Cable, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Pool - In-Ground, Community

Interior

Interior Features	Breakfast Bar, Elevator, Floor Tile, Furnished - All, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric

Cooling	AC - Central Elect, Ceiling Fans
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Exterior

Exterior	Roof Composite Shngl, Stucco
Exterior Features	Balcony, Patio Covered, Pool - In-Ground
Windows	Double Pane Windows
Roof	Roof Composite Shngl

School Information

Elementary	Bay
Middle	Bay
High	South Walton

Additional Information

Days on Website	351
Date Sold	2024-03-15
HOA Fees	592.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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