

# **\$875,000 - 3604 E County Highway 30a A-9, Santa Rosa Beach**

MLS® #937581

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## **\$875,000**

1 Bedroom, 2.00 Bathroom, 807 sqft  
Residential on 0 Acres

PALMS AT SEAGROVE CONDO UNIT A, Santa Rosa Beach, FL

12/3/23 - UNDER CONTRACT, PENDING RECEIPT OF EMD. Experience the best of 30A at The Palms at Seagrove - Unit A-9, a gulf-front treasure priced at \$875,000, the most competitive on 30A. This gulf-front gem offers more than just a home; it's a gateway to exclusivity. With actual gross rental incomes of \$60,575 in 2021, and around \$47,000 in subsequent years, it stands as a lucrative investment in a market where recent sales reached \$915,000-\$965,000. This well-maintained, low-rise complex of just 48 units promises a rare, uncrowded beach experience on nearly 200 feet of private beachfront. Balcony overlooks a spacious common area and a cozy gathering spot on the deck, then ... it's only steps away from having your toes in the sand. Key features include breathtaking views, outdoor pool with bathhouse, outdoor shower and BBQ. Don't miss out!



### **Key Features:**

**CAPTIVATING GULF VIEWS:** Situated on the second floor, A-9 boasts stunning views of the sea dunes, promising a serene and picturesque beachfront living.

**EXCLUSIVE BEACH ACCESS:** Enjoy the tranquility of 200 feet of private gulf frontage, a rare and exclusive beach experience.

**READY FOR TRANSFORMATION:** While the unit currently requires some modernization, it's a blank canvas for creating your dream

beachfront home.

IDEAL FOR FAMILY GET-A-WAYS: With its safe, low-rise design and ample outdoor space, it's a perfect retreat for family fun and relaxation.

COMMUNITY AND CONNECTIONS: The Palms at Seagrove is A SNOWBIRDS DREAM. it's a community where lasting memories are made, and many families return year after year to gater at 5 pm for wine and sunset.

SUPERB AMENITIES: Access to an outdoor pool, bath house, BBQ area, and in-unit washer/dryer hookups adds to the convenience and enjoyment.

Unit A-9 at The Palms at Seagrove is not just a beachfront property; it's a smart investment and a chance to own a piece of 30A's coveted coastline. Priced to reflect its current state and immense potential, this condo represents an exceptional opportunity. Seize the moment to own this ideally located, view-centric property, and craft your own slice of paradise at The Palms at Seagrove.

Built in 1984

Essential Information

MLS® #	937581
Price	\$875,000
Sold Price	\$875,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Condominium

Style	N/A
Status	Sold

## Community Information

Address	3604 E County Highway 30a A-9
Area	18 - 30A East
Subdivision	PALMS AT SEAGROVE CONDO UNIT A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

## Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Picnic Area, Pool, Short Term Rental - Allowed, TV Cable, Waterfront
Utilities	Public Sewer, Public Water, TV Cable
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - In-Ground, Community

## Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Hallway Bunk Beds, Needs Work, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

## Exterior

Exterior	Stucco
Exterior Features	BBQ Pit/Grill, Pool - In-Ground, Shower

## School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	168
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Date Sold	2024-01-05
HOA Fees	3263.75
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Lokation
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