

\$529,000 - 104 Village Boulevard Unit 613, Santa Rosa Beach

MLS® #945479

\$529,000

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0 Acres

VILLAGE AT BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Dreaming of owning in desirable Scenic 30-A close to the beach at an affordable price? Now is your opportunity! The Village at Blue Mountain Beach is a charming gated community directly off of 30-A with great commercial area at entrance. It is just over a half mile to the beach and emerald green waters of the Gulf of Mexico. Unit 613 is conveniently located on the ground floor for easy access and features a fantastic outdoor patio to enjoy surrounded by tropical landscaping, maintained by the HOA. The interior features beautiful bamboo flooring, large breakfast bar ideal for casual dining, open & split floor plan, spacious bedrooms and nice natural light. The pride of ownership is apparent and although the unit has never been rented by the current owners, there is great rental potential. The living area is very inviting with some nice staging (available for an extra charge) and has direct access to the private balcony. The covered back patio is the perfect place to relax or enjoy outdoor dining. The neighborhood is quaint and serene so you can avoid the crowds and bustle during the high season and this property can truly feel like a home. The open kitchen is crisp and clean with white cabinets, and white & stainless appliances and recessed lighting. The primary bedroom is quite spacious with trayed ceiling and double windows overlooking the patio that allow in nice natural light. This room features a huge walk-in closet and en-suite bathroom with a walk-in shower.



There is an additional guest bedroom toward the front of the unit offering privacy for both rooms. The carpet in both rooms was just cleaned. The guest bathroom, stackable washer & dryer closet and linen closet is also closer to the entry.

The Village at Blue Mountain Beach is gated and composed of low-density condos and homes for a peaceful & secure environment. There are fabulous amenities including a nice pool and paver-stone sun deck with cabana and plenty of chairs to relax in. The fitness center is within the pool gate for owner and guest use. Enjoy a classic game of shuffle board just outside of the pool and golf cart parking with individual electric outlets to charge your golf cart. The beach access is close by, but with the upscale golf cart parking, it is even easier to get to! This is a rare feature for a community and is a great addition to the neighborhood. There are two nearby beach accesses, one is the public access at Highway 83 with restrooms and parking and the other is a legal easement to access the beach next to Blue Lupine Condominiums at the end of Redfish Circle. Both beaches are breathtaking and close by as well as Gulfview Heights public access and breathtaking Grayton Beach State Park just 4 miles away. The new commercial zone right outside the gates at "The Village" is a great convenience and walkable from the condo. This includes Mimmo's 30A Restaurant Italiano, Real & Raw 30A for fresh juice and healthy fare, the Coffee & Ice Cream Shoppe, Love Salon 30A and 30A Thai Cuisine. Other close by favorites are Cowgirl Kitchen, Redfish Taco, McTighe's Irish Pub, Blue Mountain Bakery and even groceries at For the Health of It!

Blue Mountain Beach is the highest elevation of Florida's Gulf Coast lending incredible views and beautiful natural dunes and wild flowers.

Enjoy the great outdoors with the surrounding state parks, nature trails and the 22-mile bike & jogging path. Kayak or paddle board on one of the rare coastal dune lakes and experience a unique ecosystem that is only available to approximately 5 locations in the world! There are many options nearby for dining and entertainment and you are also close to Grayton Beach and Gulf Place. Do not miss out on this incredible opportunity to own a 2-bedroom, well maintained and priced condominium in Blue Mountain Beach. This is an ideal primary or second home to enjoy the coastal lifestyle or a prime rental investment if desired. *Please Note: This property is being sold unfurnished but the staging items are available for an additional purchase.*

Built in 2006

Essential Information

MLS® #	945479
Price	\$529,000
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	104 Village Boulevard Unit 613
Area	17 - 30A West
Subdivision	VILLAGE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Exercise Room, Gated Community, Pets Allowed, Pool
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Furnished - None, Lighting Recessed, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Security System, Smoke Detector, Stove/Oven Electric, Washer
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior	Concrete, Slab
Exterior Features	Porch
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	61
Date Sold	2024-04-10
HOA Fees	1584.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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