

# \$1,289,000 - 52 Charming Way, SANTA ROSA BEACH

MLS® #926684

## \$1,289,000

3 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0 Acres

### SERENITY AT DUNE ALLEN, SANTA ROSA BEACH, FL

Welcome to 52 Charming Way, located right off 30a, tucked away in a quiet community behind Stinky's Fish Camp Restaurant. Only a short walk or golf cart ride to the nearest public beach access. This 30a home offers, an open floor plan-living/kitchen/dining, 3 bedrooms, 3 baths. The living room, kitchen, dining area, guest bedroom, laundry and pantry are located on the first floor. On the second floor are the master & additional guest bedroom suites, and a second family living room. Beautiful ceramic tile flooring throughout, stainless steel appliances, quartz counters. Metal roof and Hardi-Board siding. Brick paver parking area, outdoor shower. This home is fully furnished and move in ready. Exterior home features-an outdoor shower, golf cart garage, plenty of extra storage space underneath the home. (Palm tree trimming and fresh pine straw is included in your HOA fees) Maintenance free Trex decking, block foundation, 3 car parking + golf cart garage & golf cart. Interior home features-GE Profile appliances, gas range, a large kitchen island with extra seating, granite quartz counter tops throughout, Ceramic flooring throughout (no carpet). The community pool is just a quick walk around the corner. This home won't last long, schedule a showing today!

Built in 2019

## Essential Information



MLS® #	926684
Price	\$1,289,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,978
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	52 Charming Way
Area	30A West
Subdivision	SERENITY AT DUNE ALLEN
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Picnic Area, Pool, Pets Allowed, Short Term Rental - Allowed
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	1
Parking	Garage
# of Garages	1
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer
Cooling	A/C: Two Or More
# of Stories	2

### Exterior

Exterior	Roof Metal, Trim Wood, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Balcony, Shower
Roof	Roof Metal
Foundation	Foundation Slab On Grade

**School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	322
Zoning	Residential Multi-Family
HOA Fees	650.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Sand Dunes Real Estate LLC
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