

# \$580,000 - 54 Montclair Ave, SANTA ROSA BEACH

MLS® #932145

## \$580,000

3 Bedroom, 3.00 Bathroom, 1,705 sqft  
Residential on 0 Acres

### AUDUBON POINT, SANTA ROSA BEACH, FL

Introducing 54 Montclair Ave, an inviting family-oriented enclave nestled within a vibrant community boasting an exceptional communal pool. The expansive backyard showcases a generously sized paver patio, perfect for both outdoor grilling and tranquil relaxation. Additionally, a convenient attached shed offers ample storage solutions, all within the confines of a securely fenced yard.

Built in 2017

### Essential Information

MLS® #	932145
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	54 Montclair Ave
Area	Point Washington



Subdivision	AUDUBON POINT
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Pool
Utilities	Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Ceiling Crwn Molding, Floor Hardwood, Kitchen Island, Newly Painted, Pantry
Appliances	Dishwasher, Microwave, Stove/Oven Electric
Cooling	A/C: Central Electric
# of Stories	2

## Exterior

Exterior	Foundation Off Grade, Roof Composite Shingle, Siding CmntFbrHrdBrd
Exterior Features	Balcony
Roof	Roof Composite Shingle
Foundation	Foundation Off Grade

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	241
Zoning	Residential Single Family
HOA Fees	394.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Berkshire Hathaway HomeServices
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