

# **\$1,474,000 - 15 Chivas Ln 402a, SANTA ROSA BEACH**

MLS® #932856

**\$1,474,000**

2 Bedroom, 2.00 Bathroom, 1,495 sqft  
Residential on 0 Acres

DUNES OF SEAGROVE, SANTA ROSA BEACH, FL

This TOP FLOOR 2 bedroom, 2 bathroom corner unit is located in the eastern, gulf front building at Dunes of Seagrove and comes with an additional bunk area including a privacy door so it is equivalent to and functions as a 3 bedroom condo. This residence easily sleeps 6-8 and has proven, rental income of 100K+! Its location affords AMAZING and EXPANSIVE views of the Gulf of Mexico, as well as the oversized resort-style pools and spa. Remodeled in 2021, this unit feels brand new and offers contemporary tile flooring throughout (no carpet), fully updated and gorgeous kitchen with granite countertops and new appliances, updated bathrooms, covered & deeded parking space (valued at 100k), and a functional floor plan with new lighting and fresh decor helping to create an ideal and dreamy, vacation home or vacation rental. Other features include two separate balconies with one huge balcony off the living room and master and another one off the guest bedroom, crown molding in the main living area, and 10 foot ceilings throughout the spacious unit. Dunes of Seagrove consists of 90 units with private deeded, beach access and an oversized 7500 sq ft pool. Other amenities include a grilling area on site beside the pool, Bike Rentals on site, newly renovated exercise room, Sauna Room, as well as Tennis & Pickle Ball Courts on Property.

Built in 2002



## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | 932856       |
| Price          | \$1,474,000  |
| Bedrooms       | 2            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,495        |
| Acres          | 0.00         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Condominiums |
| Style          | N/A          |
| Status         | Active       |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 Chivas Ln 402a |
| Area        | 30A East          |
| Subdivision | DUNES OF SEAGROVE |
| City        | SANTA ROSA BEACH  |
| County      | WALTON            |
| State       | FL                |
| Zip Code    | 32459             |

## Amenities

|               |  |
|---------------|--|
| Amenities     | Picnic Area, Pool, BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Sauna/Steam Room, TV Cable Available, Tennis, Waterfront, Pets Allowed |
| Utilities     | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground  |
| Parking       | Carport: Attached, Deeded, Covered   |
| Is Waterfront | Yes  |
| Waterfront    | GULF   |
| Has Pool      | Yes  |
| Pool          | Community, Private   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar, Ceiling Raised, Floor Tile, Furnished - All, Hallway Bunk Beds, Renovated |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove/Oven Electric, Cooktop, Dryer,   |

|         |                                     |
|---------|-------------------------------------|
|         | Freezer, Range Hood, Washer         |
| Heating | Heat: Central Electric              |
| Cooling | A/C: Central Electric, Ceiling Fans |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Concrete, Siding Stucco |
| Exterior Features | Balcony                 |
| Windows           | Double Paned Windows    |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

## Additional Information

|                 |           |
|-----------------|-----------|
| Days on Website | 231       |
| HOA Fees        | 5274.00   |
| HOA Fees Freq.  | Quarterly |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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