

\$1,195,000 - 1150 Santa Rosa Blvd Unit 113, FORT WALTON

MLS® #933876

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,513 sqft
Residential on 0 Acres

AZURE, FORT WALTON BEACH, FL

\$114K+ of Gross Rent for 2023! Already on track to make the same or better in 2024! Amazing investment or beach home with **DIRECT WALK-UP ACCESS TO THE BEACH!** This stylishly decorated, fully furnished condo is centrally located on the Gulf side of the beautiful AZURE Condominium resort. Prime location on the ground floor with easy access to the pool area and the sugar-sand beaches just beyond make this unit one of the most desirable rentals in the complex. Quick and convenient access to the covered parking garage and no need for stairs or elevators. A rare find perfect for a second home, primary residence or a lucrative investment property. The unit features tile throughout (no carpet). HVAC system replaced in Dec 2023. Water heater and dishwasher replaced in Dec. 2021. The condo is a phenomenal vacation rental with consistently high gross rental numbers year over year. The unit features tile throughout (no carpet). 9 Ft ceilings throughout and an open floor plan create a spacious, inviting atmosphere. Two King bedrooms and a third spacious bedroom with a Queen and Twin, as well as a Queen-sized sleeper sofa in the living room. Huge master bathroom with separate shower and garden tub. Higher occupancy capacity than higher floor units. Per the Azure condominium regulations and fire code restrictions ground floor units are allowed to sleep more occupants than similar units on higher floors. Unit 113 is allowed 10



occupants.

The Azure complex features two pools (one seasonally heated), two large hot tubs, covered parking garage and code gate access, lush tropical landscaping, newly updated beach walkway, fully equipped exercise room and outdoor grills available to owners and guests.

Buyer to verify all information.

Built in 2005

Essential Information

MLS® #	933876
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,513
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	1150 Santa Rosa Blvd Unit 113
Area	Fort Walton Beach
Subdivision	AZURE
City	FORT WALTON BEACH
County	OKALOOSA
State	FL
Zip Code	32548

Amenities

Amenities	BBQ Pit/Grill, Beach, Dumpster, Elevators, Exercise Room, Gated Community, Pool, Short Term Rental - Allowed, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available

Parking	Garage: Attached
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Furnished - All, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Concrete, Siding Stucco
Exterior Features	Balcony

School Information

Elementary	ELLIOTT POINT
Middle	BRUNER
High	FORT WALTON BEACH

Additional Information

Days on Website	225
HOA Fees	949.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	World Impact Real Estate
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