

\$2,135,000 - 40 Walton Magnolia Ln A-3, INLET BEACH

MLS® #938994

\$2,135,000

2 Bedroom, 3.00 Bathroom, 1,278 sqft
Residential on 0 Acres

SUNDOWNER T/H, INLET BEACH, FL

Here is a rare opportunity on 30A, with fee simple ownership of your own private beach and NO Homeowner Association fees. You can own an absolutely stunning GULF FRONT townhome along Scenic Highway 30A, beautifully remodeled and offering an unparalleled 30A coastal life experience. Boasting 2 bedrooms and 2.5 bathrooms, this gem features an oversized kitchen adorned with exquisite quartz counters, soft-close drawers, and stainless appliances making culinary adventures an absolute delight. Indulge in the ultimate relaxation within the master bedroom, strategically positioned to showcase breathtaking Gulf views and offering exclusive access to its private balcony, where the serene beauty of the ocean becomes your personal retreat. Entertaining is a breeze with a generously-sized open porch, providing the ideal setting for gatherings and soaking in the mesmerizing sunsets over the horizon a picturesque backdrop for memorable moments with friends and family. The seller also has engineering plans for a plunge pool, and those plans convey with the sale. This immaculate townhome comes fully furnished, ready for immediate enjoyment or lucrative rental opportunities, just in time for Spring Break 2024. Embrace the allure of coastal living at its finest in this meticulously designed haven that promises a lifestyle of tranquility and elegance by the sea. With vacation rental projections approaching \$121K annually, you don't miss this chance to make your dream of Gulf-front



living a reality! (Age of Roof is 2015, Age of Water Heater is 2017, Age of A/C is 2021, Age of Electric Panel is 2023, Property Has Been Converted to Sewer)

Built in 1982

Essential Information

MLS® #	938994
Price	\$2,135,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

Community Information

Address	40 Walton Magnolia Ln A-3
Area	30A East
Subdivision	SUNDOWNER T/H
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Pets Allowed, Fishing, TV Cable Available, Waterfront, Short Term Rental - Allowed
Utilities	Electric Available, TV Cable Available, Public Sewer Available, Public Water Available
Is Waterfront	Yes
Waterfront	GULF
Pool	Community, Private

Interior

Interior Features	Furnished - All, Breakfast Bar, Ceiling Crwn Molding, Lighting Recessed, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Dryer, Refrigerator, Stove/Oven Electric, Washer, Dishwasher, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	3

Exterior

Exterior	Foundation On Pilings, Roof Metal, Trim Vinyl, Trim Wood, Siding CmntFbrHrdBrd
Exterior Features	Patio Covered, Balcony, Deck Covered, Deck Open, Patio Open, Shower
Lot Description	Interior, Survey Available, Within 1/2 Mile Of Water
Roof	Foundation On Pilings, Roof Metal
Foundation	Foundation On Pilings

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	139
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	30A Coastal Life LLC
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