

# \$1,299,000 - 15 Chivas Ln # 404a, SANTA ROSA BEACH

MLS® #940579

**\$1,299,000**

2 Bedroom, 2.00 Bathroom, 1,394 sqft  
Residential on 0 Acres

DUNES OF SEAGROVE, SANTA ROSA BEACH, FL

Seller willing to pay special assessment due in August with acceptable offer. Discover coastal living at its finest in Dunes of Seagrove, where this two-bedroom gem offers a rare combination of elegance and comfort. The gulf-front complex, complete with deeded and gated beach access, sets the stage for this exquisite property. As you step inside, gulf views captivate from the master bedroom, kitchen and living room, each thoughtfully designed to maximize the serene beachfront ambiance. The living and master bedroom both open onto a spacious balcony, perfect for savoring the ocean breeze and stunning vistas. The interior boasts granite countertops in both the kitchen and bathrooms, complemented by tasteful coastal decor that echoes the beauty of the surrounding seascape. Recent updates include the addition of granite countertops that enhance the space's sophistication and all new appliances installed in February 2023. Residents enjoy access to a suite of amenities, including two pools, a fitness center, sauna, steam room, and tennis courts, ensuring a lifestyle of leisure and luxury. Ideal for investors or those seeking a second home, this property offers an exceptional opportunity to own a slice of paradise at a great price. The Dunes of Seagrove presents not just a home, but a retreat into a world of tranquil beachfront living.

Built in 2002



## Essential Information

MLS® #	940579
Price	\$1,299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	15 Chivas Ln # 404a
Area	30A East
Subdivision	DUNES OF SEAGROVE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Beach, Deed Access, Pets Allowed, Pool, Short Term Rental - Allowed, BBQ Pit/Grill, Community Room, Elevators, Exercise Room, Sauna/Steam Room, TV Cable Available, Tennis, Waterfront
Utilities	Electric Available, TV Cable Available
Parking	Guest
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer

Cooling                      A/C: Central Electric

**Exterior**

Exterior Features      Balcony

**School Information**

Elementary              Dune Lakes  
Middle                    EMERALD COAST  
High                        SOUTH WALTON

**Additional Information**

Days on Website      112  
HOA Fees                4594.97  
HOA Fees Freq.      Quarterly

**Listing Details**

Listing Office            Scenic Sotheby's International Realty

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