

# \$2,895,000 - 7 Mathis Cove, INLET BEACH

MLS® #940608

**\$2,895,000**

5 Bedroom, 5.00 Bathroom, 3,570 sqft  
Residential on 0 Acres

## HERON AT INLET BEACH, INLET BEACH, FL

Amazing luxury beach retreat in Inlet Beach with GULF VIEWS throughout, mere steps away from the beach, and adjacent to Rosemary Beach on the coveted east side of Scenic 30a! This home has proven rental history, and 2024 projections of nearly \$180k! Situated on a premium corner lot with Gulf Views from multiple floors, and conveniently located directly across from the heated community pool. High end finishes throughout, including hard wood floors, quartz and marble countertops, custom cabinets, and more! The first floor welcomes you with one of three living areas throughout the home, along with a master bedroom, walk in closet, and double vanity master bath. The second floor features the primary living area, kitchen, and dining, Beamed ceilings, custom cabinets, and high end appliances complement the space nicely. A second bedroom with en-suite bath provides additional sleeping, with a covered porch overlooking the community pool. On the third floor you will find two more bedrooms, one of which is a second master with double vanity en-suite bath with walk in shower and soaking tub, and it's own private covered balcony with gulf views! The forth floor features a third bonus living area, 5th bedroom with another en-suite bath and private balcony, and a large covered 4th floor covered porch with outdoor kitchen and Gulf Views throughout! This home simply has too many features to list, and is one of the best value Gulf View home being offered in Inlet Beach



right now. It will not last long, so schedule your showing today!

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 940608                 |
| Price          | \$2,895,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,570                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7 Mathis Cove        |
| Area        | 30A East             |
| Subdivision | HERON AT INLET BEACH |
| City        | INLET BEACH          |
| County      | WALTON               |
| State       | FL                   |
| Zip Code    | 32461                |

**Amenities**

|           |   |
|-----------|---|
| Amenities | Pool  |
| Utilities | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural |
| Has Pool  | Yes   |
| Pool      | Pool - Heated, Pool - In-Ground, Community, Private   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Furnished - All, Breakfast Bar, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Lighting Recessed, Plantation Shutters, Window Treatment All, Woodwork Painted, |
|-------------------|---|

|              |   |
|--------------|---|
|              | Elevator  |
| Appliances   | Dishwasher, Disposal, Microwave, Smoke Detector, Dryer, Fire Alarm/Sprinkler, Range Hood, Refrigerator W/Ice Maker, Security System, Stove/Oven Gas, Washer |
| Heating      | Heat: Central Electric  |
| Cooling      | A/C: Two Or More, A/C: Central Electric   |
| Fireplace    | Yes   |
| Fireplaces   | Fireplace, Fireplace Gas  |
| # of Stories | 4   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Foundation Off Grade, Roof Metal, Siding CmntFbrHrdBrd, Frame  |
| Exterior Features | Balcony, Pool - Heated, Pool - In-Ground, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Fenced Lot-All, Patio Covered, Shower |
| Lot Description   | Corner, Within 1/2 Mile Of Water   |
| Windows           | Storm Windows  |
| Roof              | Roof Metal   |
| Construction      | Frame  |
| Foundation        | Foundation Off Grade   |

## School Information

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

## Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 113                       |
| Zoning          | Residential Single Family |
| HOA Fees        | 953.00                    |
| HOA Fees Freq.  | Quarterly                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Lambert Realty and Development |
|----------------|--------------------------------|

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