

\$1,999,000 - 54 Abbey Rd, SANTA ROSA BEACH

MLS® #940672

\$1,999,000

4 Bedroom, 5.00 Bathroom, 2,304 sqft
Residential on 0 Acres

Coastal Grove, SANTA ROSA BEACH, FL

"Follow the Sun" is a custom built rental machine located on one of the highest elevations and largest lots near Highway 30a. The lot spans close to a quarter acre and is a private oasis with a gunite pool and spa. Located steps from the Gulf of Mexico, either a short golf cart ride or walk, will take you right to the public beach access (Ed Walline Beach Access). This true memory maker features a serene large pool, spa, cabana, gas grill, fireplace, and double outdoor shower with private dressing room. Sellers combined 2 lots which leaves enough space to build an additional rental house, guest cottage, or garage with the easement access from rear of property. Assembled lots may be able to divide. This masterpiece features an open floor plan for family gatherings, large kitchen, updated-stainless steel appliances, new hard surface quartz countertops, and an extra large pantry. 1st level: modern furnishings, large flat screen television, new dining table, and newly painted cabinetry, modern stacking washer dryer, and a 1/2 bath adjacent to laundry area. 2nd and 3rd levels, 2 Master suites + 2 Guest suites each with private baths. Flat screen televisions in all bedrooms. Large spacious closets. Balcony entrance from bedroom to hear the surf. There is a balcony entrance from all bedrooms. There are also king size beds in the master suites and queen over queen bunk beds in the guest suites. Pool and spa heaters and filters were replaced Fall 2023. This income producer is being offered turnkey



ready for new buyers. Gulf Place offers market shops, art galleries, several great restaurants, concerts and events on the green, wine tastings, retail shopping, spas, coffee shops, liquor store, and more. 30A has over 28 miles of biking/walking around protected coastal dune lakes. Join the 30A lifestyle and resort area for a dream come true.

Built in 2007

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 940672 |
| Price | \$1,999,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,304 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached Single Family |
| Style | Florida Cottage |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 54 Abbey Rd |
| Area | 30A West |
| Subdivision | Coastal Grove |
| City | SANTA ROSA BEACH |
| County | WALTON |
| State | FL |
| Zip Code | 32459 |

Amenities

| | |
|-----------|---|
| Amenities | BBQ Pit/Grill, Pool, Short Term Rental - Allowed, Whirlpool |
| Utilities | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |

| | |
|----------|---------------------------|
| Has Pool | Yes |
| Pool | Pool - In-Ground, Private |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Fireplace, Floor Vinyl, Newly Painted, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric |
| Heating | Heat: Central Electric |
| Cooling | A/C: Central Electric |
| Fireplace | Yes |
| Fireplaces | Fireplace |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---|
| Exterior | Siding CmntFbrHrdBrd |
| Exterior Features | BBQ Pit/Grill, Fenced Back Yard, Hot Tub, Patio Open, Pool - In-Ground, Porch Covered, Porch Open |
| Lot Description | Within 1/2 Mile Of Water |

School Information

| | |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle | EMERALD COAST |
| High | FREEPORT |

Additional Information

| | |
|-----------------|---------------------------|
| Days on Website | 130 |
| Zoning | Residential Single Family |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Keller Williams Realty SRB |
|----------------|----------------------------|

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