

# **\$589,000 - 37 N Myrtle Dr Unit 204, SANTA ROSA BEACH**

MLS® #944575

## **\$589,000**

2 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0 Acres

### **CASSINE GARDENS T/H PH 2, SANTA ROSA BEACH, FL**

The location of this end unit is in the heart of Seagrove Beach. Within a 3-4 minute walk to the beach, don't want to go to the beach, the community pool is just off the back patio. This 2 bdrm, 2 1/2 bath has a kitchen, living area, 1/2 bath, under the stairs owners closet on the 1st floor and washer/dryer off the back patio. Tiled flooring on the first floor, granite countertops, stainless steel dishwasher and stove. Wood treads leading to the 2nd floor master suite and guest bdrm & guest bath. Both showers have tiled surrounds tub/shower combination with soaking size tubs. Luxury pergo flooring throughout the 2nd floor. New storm door 2024, HVAC was replaced in 2018, hot water tank in 2015. New washer and dryer replaced in 2020. Stove and microwave in 2019. New roof was installed in 2016. Sellers have managed the rentals for many years. There are 3 owner's closet, one to the left before entering into the home, one under the stairs and one on the 2nd floor balcony. Buyer(s) are responsible to personally verify all details for property and dimensions. Any information contained in this listing is believed to be accurate but is not guaranteed.

Built in 1981

## **Essential Information**

MLS® # 944575

Price \$589,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.01
Year Built	1981
Type	Residential
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### Community Information

Address	37 N Myrtle Dr Unit 204
Area	30A East
Subdivision	CASSINE GARDENS T/H PH 2
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Pool, BBQ Pit/Grill, Dumpster, Pavillion/Gazebo, Picnic Area, TV Cable Available, Tennis, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Furnished - All, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Foundation Slab On Grade, Roof Composite Shingle, Siding Wood, Trim Wood
Exterior Features	Balcony, Patio Open
Lot Description	Covenants, Level, Within 1/2 Mile Of Water, Restrictions
Roof	Roof Composite Shingle
Foundation	Foundation Slab On Grade

**School Information**

Elementary	Bay
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	69
Zoning	Residential Single Family, Residential Multi-Family
HOA Fees	553.00
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Jan Hooks Real Estate Group Inc
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