

# \$558,000 - 144 Spires Ln Unit 106, SANTA ROSA BEACH

MLS® #944869

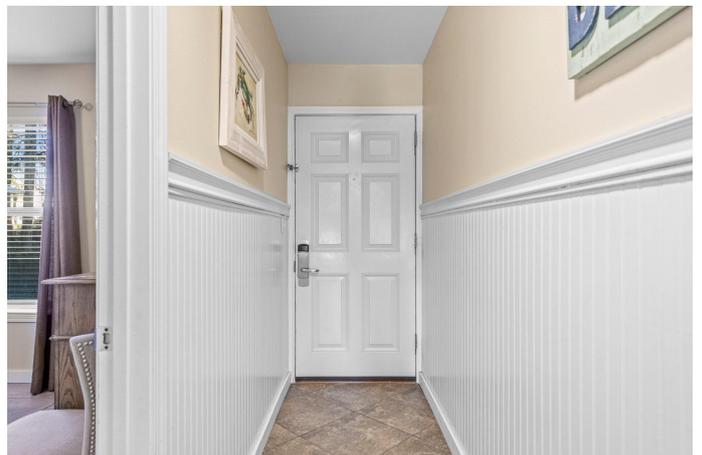
## \$558,000

1 Bedroom, 1.00 Bathroom, 726 sqft  
Residential on 0 Acres

### GULF PLACE CARIBBEAN CONDO, SANTA ROSA BEACH, FL

Your Beachfront Paradise Awaits! Discover your slice of coastal heaven in this stunning first-floor beach condo, perfectly positioned seconds away from the pool and directly across Scenic Highway 30A from the sparkling white sands and crystal clear waters of the Gulf. This property is a dream come true for both vacationers and investors alike. This cozy condo is not only a prime location; it's a lucrative investment in the thriving short-term rental market, boasting high returns year after year in one of the world's top vacation spots. As you enter, you'll notice the primary bedroom just inside the main entry. With a king-sized bed, a full closet, and access to the bathroom directly from the bedroom, your guests will feel completely at ease! The bathroom boasts a double vanity (what a plus!), as well as a shower over a full-sized tub.

Kiddos will love the built-in bunk beds, giving them and their parents ample space to unwind. The hallway opens up into a kitchen space with stainless steel appliances, a flat top cooking range, two-toned modern cabinets, and a fridge with a bottom freezer. Tile backsplash makes clean up a breeze, and modern cabinet and drawer pulls give an air of sophistication. In addition, the fold-out dining table means that everyone can enjoy a meal together and that you have plenty of space to move around the kitchen.



With the open kitchen and living floor plan, plus the windows and French doors, the living room area is social, comfortable, and functional. Whether on the couch or at the table, everyone is welcome! The doors open to a lovely patio with Adirondack chairs, and the pavers lead you directly to the pool. And did we mention the washer and dryer? Yes, this condo includes a stackable washer and dryer to provide the ease of doing laundry in the unit.

Outside your home away from home, indulge in the abundance of amenities and attractions right at your doorstep, including top-rated restaurants, charming cafes for your morning coffee fix, and endless opportunities for outdoor adventures. Whether you're seeking relaxation by the pool, excitement on the beach, or exploration of the vibrant local scene, this condo offers the perfect blend of convenience, luxury, and earning potential producing an actual income of over \$59,000 in 2023.

Don't miss out on this rare chance to own a profitable piece of paradise. Seize the opportunity and start reaping the rewards of beachfront investment today!

Built in 1996

### **Essential Information**

MLS® #	944869
Price	\$558,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1996

Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	144 Spires Ln Unit 106
Area	30A West
Subdivision	GULF PLACE CARIBBEAN CONDO
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	BBQ Pit/Grill, Beach, Deed Access, Picnic Area, Pool, Tennis, TV Cable Available, Dumpster, Elevators, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Phone Available
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Floor Tile, Floor WW Carpet, Furnished - All, Window Treatment All, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Fire Alarm/Sprinkler, Oven:Self Cleaning
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

### **Exterior**

Exterior	Frame, Roof Tile/Slate, Siding Stucco, Concrete
Exterior Features	Patio Covered
Roof	Roof Tile/Slate
Construction	Frame

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## **Additional Information**

Days on Website	61
HOA Fees	874.00
HOA Fees Freq.	Monthly

## **Listing Details**

Listing Office            Emerald Coast Beach Homes LLC

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