

\$867,000 - 70 Martha's Ln 2-203, SANTA ROSA BEACH

MLS® #947302

\$867,000

3 Bedroom, 2.00 Bathroom, 1,135 sqft
Residential on 0 Acres

AZURE AT 30A, SANTA ROSA BEACH, FL

This fully furnished second-floor unit is at the west end of sought-after 30A and within walking distance of the beach. Contemporary interiors showcase lofty 10-ft. ceilings and Mohawk LVP flooring throughout. The open living space has large windows and full-height sliding glass doors delivering an abundance of natural light. The sleek white kitchen is a chef's delight with Shaker-style cabinets, quartz counters, subway tile backsplash and newer stainless steel appliances. A generous island provides seating for four hungry diners and houses a stainless steel sink and dishwasher. A separate dining area merges into the generous sitting room where you can put your feet up in front of the TV. Outside, the full-length balcony delivers superb views of the pond and fountain with peek-through glimpses of the emerald Gulf of Mexico. It's a tranquil outdoor space for dining, reading and relaxing after a fun-filled day. Three generously sized bedrooms include a bunk room with four custom built-in bunks. The master bedroom has the advantage of a private bathroom with a walk-in shower and direct access to the balcony. Ideal as an investment property, this family-friendly retreat is a short stroll from two beach access points. Load up the beach wagon with your cooler and lounge chairs and spend the day on the beautiful white sandy beach. Built in 2020, it is one of just 19 units in this select development, which boasts a resort-style heated pool and separate hot tub for year-round enjoyment. This well-located



condo is within easy reach of hiking and recreational activities at Topsail Hill Preserve and Point Washington State Forest. Nearby Gulf Place, Grayton Beach and Seaside, Florida, offer limitless dining and shopping along with a calendar of events to keep everyone happily entertained.

Built in 2022

Essential Information

MLS® #	947302
Price	\$867,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	70 Martha's Ln 2-203
Area	30A West
Subdivision	AZURE AT 30A
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Pool, Short Term Rental - Allowed
Utilities	Electric Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Pool - In-Ground, Community

Interior

Interior Features	Floor Hardwood, Furnished - All, Kitchen Island, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Roof Metal, Siding Stucco
Exterior Features	Pool - In-Ground
Roof	Roof Metal

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	32
HOA Fees	546.82
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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