

\$1,590,000 - 320 Wood Beach Dr, SANTA ROSA BEACH

MLS® #947542

\$1,590,000

3 Bedroom, 4.00 Bathroom, 2,152 sqft
Residential on 0 Acres

SUGARWOOD, SANTA ROSA BEACH, FL

Nestled within the serene enclave of Sugarwood, this cottage epitomizes coastal living in the heart of Seagrove Beach. Just a leisurely stroll away from the pristine shoreline of the Gulf of Mexico, this home offers a tranquil retreat in a prime location. Set on a generously-sized lot adorned with lush landscaping and fragrant citrus trees, this residence welcomes you with a charming screened front porch--an idyllic spot to savor the refreshing coastal breeze. Step inside to discover a meticulously designed interior boasting three bedrooms, including a master suite on the main level, complemented by a convenient half bath. Enhancing the ambiance, warm wood planked floors imported from France grace the inviting living room, accentuated by a cozy fireplace--an ideal setting for relaxation and gatherings. Upstairs, two additional bedrooms and bathrooms are connected by a cozy sitting area, offering comfort and privacy for guests.

Recent updates abound, including a stunning kitchen renovation featuring ample storage, custom cabinetry, and a stainless Bertazzoni range. Other notable enhancements include a new roof, windows, tankless hot water heater, paver patio, and a charming garden cottage. Ample attic storage adds practical functionality to this meticulously maintained home.

Uniquely, this property has never been utilized as a rental, presenting an exceptional opportunity for full-time residency, a second home, or investment. The expansive lot



provides ample space for potential additions such as a carriage house and pool, allowing for further customization to suit your lifestyle. Convenience meets coastal charm with easy access to the beach via Greenwood Street public access, while the property's proximity to Seaside, Watercolor, and the vibrant dining and shopping options along the scenic 30A corridor ensures endless entertainment possibilities within walking or biking distance. Experience the quintessential coastal lifestyle in this captivating Seagrove Beach haven.

Built in 1997

Essential Information

MLS® #	947542
Price	\$1,590,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,152
Acres	0.31
Year Built	1997
Type	Residential
Sub-Type	Detached Single Family
Style	Southern
Status	Active

Community Information

Address	320 Wood Beach Dr
Area	30A East
Subdivision	SUGARWOOD
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Gas - Propane, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Pool	Community, Private

Interior

Interior Features	Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Lighting Recessed, Pantry, Renovated, Woodwork Painted, Floor Marble
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Security System, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Frame, Roof Dimensional Shingle, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Trim Wood
Exterior Features	Lawn Pump, Porch Open, Porch Screened, Yard Building, Deck Open, Shower
Lot Description	Interior, Level
Roof	Roof Dimensional Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	34
Zoning	Residential Single Family
HOA Fees	350.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
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