

# \$1,425,000 - 86 Grayton Village Rd, SANTA ROSA BEACH

MLS® #947550

**\$1,425,000**

3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0 Acres

GRAYTON BEACH VILLAGE SQUARE, SANTA ROSA BEACH, FL

Own in one of the original South Walton communities of Scenic Highway 30A, Grayton Beach, recently voted the best beach in the U.S.! Sugar white sand and emerald water awaits you just over a mile from the front porch of this beach-inspired, craftsman style, home. The Grayton Beach Shuttle, located just under a half mile from your door, is ready to transfer you and your beach gear to the center of Grayton Beach, making your toes-in-the-sand lifestyle just that much easier. With the nation's most popular beach moments from your front door, you'll be pleased to find the retreat of Point Washington State Forest just off your back porch. Arriving at 86 Grayton Village Dr, you are greeted with beautiful craftsmanship, updated with a freshly painted exterior and a new metal roof. A spacious driveway, mature landscaping, and a comfortable front porch continue to welcome you as you approach the front door to find a smart and thoroughly remodeled, renovated, and updated home inside.

Professionally designed with modern features, warmed with southern charm and simple finishes, the beach home offers a pallet appealing to a range of preferences, while offering unique thoughtful touches from flooring choices to closet storage, and everything in between. The smart aesthetic choices are highlighted by the functional choices of a new metal roof, new HVAC systems, and tankless water heater,



decreasing the need for immediate maintenance, and increasing your ease to get home insurance.

The spacious kitchen offers all new appliances from Frigidaire Professional series, quartz countertops, gold hardware and finishes, and open-shelving fluidly incorporated in with the abundant soft-close cabinets and under-counter drawers. The choice of gray perfectly complements the hickory wood flooring that highlights the roomy living spaces. The dining and living areas flank the kitchen on either side, providing plenty of opportunities for everyone to find their own comfortable spot.

This Grayton Beach home is elevated by the draw of the screened in porch leading to the spacious back deck that borders Point Washington State Park, complete with a natural gas line for the grill, and great for entertaining!

Within a mile from your door you will find local and tourist favorites of Black Bear Bread Co., Hurricane Oyster Bar, Grayton Beach Fitness, Chanticleer, Mahalo Grayton, Lululemon, Borago, Red Bar, and Chiringo! Travel a little farther and you will find Grayton Beach State Park, the idyllic Western Lake, and Watercolor Resort!

Call your favorite local agent and discover the possibilities at 86 Grayton Village Rd!

Built in 2006

## **Essential Information**

MLS® #	947550
Price	\$1,425,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

## Community Information

Address	86 Grayton Village Rd
Area	30A West
Subdivision	GRAYTON BEACH VILLAGE SQUARE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Pets Allowed, Pool, Short Term Rental - Allowed, TV Cable Available
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Pool	Community, Private

## Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor WW Carpet New, Furnished - All, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Plantation Shutters, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted, Renovated, Shelving, Walls Wainscoting
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Warranty Provided, Washer, Oven Continue Clean
Heating	Heat: Central Electric, Heat: Central Gas
Cooling	Ceiling Fans, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

**Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Deck Covered, Deck Open, Dock, Fenced Lot-Part, Fireplace, Patio Covered, Patio Enclosed, Porch Open, Porch Screened, Renovated, Shower, Sprinkler System, BBQ Pit/Grill, Columns, Deck Enclosed, Porch Covered
Lot Description	Covenants, Within 1/2 Mile Of Water, Wooded, Dead End, Restrictions, Wetlands
Windows	Double Paned Windows
Roof	Roof Metal

**School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	34
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Inlet Beach Real Estate
----------------	-------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.