

HIGHLIGHTS

231 BAY CIRCLE DRIVE, SANTA ROSA BEACH, FL 32459

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- High Efficiency newer A/C & Heat Pump 15 Seer
- Insulated attic, windows and walls with average year-round electric bill of \$100 per month
- Deep and clean fresh water well for home and yard. Commercial grade water filtration system.
- Custom wrap around decking with large outdoor shower stall
- Screened back porch overlooking the bay
- Custom beautiful designed multilevel dock and boat house with 7,000 lbs boat lift 30 ft long and jet ski lift. Water depth of 3 to 4 ft at boat lift
- Landscaped front yard with many palm trees
- Two car garage, brand new hurricane proof garage door and large cement drive that will hold 6+ vehicles
- All newer insulated quality windows and doors interior and exterior
- Clear modern custom hurricane shutters for entire house
- Granite kitchen counter tops with solid wood cabinets.
- Elevated home with zero flood history since built in 1990
- Cement walkway around the home wide enough for golf cart
- One floor with wide doors and no step access to house. (Wheelchair friendly.)
- Quiet, peaceful neighborhood with very little traffic and no bothersome rental homes in area.
- No HOA restrictions which equals privacy, flexibility and freedom
- Sale includes: all major kitchen appliances, washer/dryer, custom window treatments and blind.
- Location on bay makes it ideal for fishing, water sports and sunset views.
- South Walton is one of the 12 fastest growing counties in the country and has very few waterfront properties!