$480,000 - 186 Montclair Avenue, Santa Rosa Beach

MLS® #1004311

$480,000

3 Bedroom, 3.00 Bathroom, 1,878 sqft

Residential on 0.17 Acres

Audubon Point, Santa Rosa Beach, FL

Motivated Sellers: Welcome to Audubon Point, a charming cottage-style community in high desirable Point Washington! This 3 bedroom, 2.5 bath home with garage offers the perfect blend of nature, convenience, and coastal living. Nestled in a cozy neighborhood the property backs up to a protected conservation area, providing privacy and peaceful wooded views.Enjoy your coffee on the balcony overlooking the open space park across the street.Residents are just steps from the community pool and surrounded by the natural beauty that makes Point Washington so special.Recents updates include a water heater 3 yrs. old. HVAC system only 3-4 years old. Outdoor enthusiasts will love the easy access to biking and walking trails of North Bay, Eden Gardens State Park.Experience the best of nature, recreation, and coastal living in one of the area's most sought-after locations.

Built in 2016

Essential Information

MLS® #	1004311
Price	$480,000
Sold Price	$452,000
Date Sold	$2026-09-25
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,878
Acres	0.17
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	186 Montclair Avenue
Area	19 - Point Washington
Subdivision	Audubon Point
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, Sewer Available, TV Cable
Parking	Garage, Covered
# of Garages	1

Interior

Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Sprinkler System
Lot Description	Covenants
Roof	Composite Shngl
Construction	Block, Concrete, Frame, Roof Pitched

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	143
Zoning	Resid Single Family

Listing Details

Listing Office	Beachy Beach Real Estate

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