

# **\$975,000 - 197 Valdare Lane, Inlet Beach**

MLS® #925653

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## **\$975,000**

3 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.08 Acres

Ivy at Inlet Beach, Inlet Beach, FL

Welcome to 197 Valdare Lane! This charming coastal retreat offers an exceptional opportunity to experience the beauty of Inlet Beach. Situated in a desirable location, just minutes away from the sugar-white sands and emerald waters of the Gulf of Mexico, Donut Hole, 30Avenue, and 30A, this newly constructed property is a true gem. Accessing 30A and enjoying all it has to offer will be a cinch via the nearly completed pedestrian underpass. As you approach the home, you will notice the low-maintenance yard and welcoming front porch perfect for relaxing outside. Once inside, you are greeted by an open and airy floor plan, filled with natural light and coastal vibes. This beautifully decorated home is being sold fully furnished. The main living area, located on the 2nd floor, boasts a spacious layout, perfect for entertaining friends and family. The well-appointed kitchen features stainless steel appliances including a gas stove, ample custom cabinetry, and a large island providing additional seating. An oversized pantry with plenty of storage is located off the kitchen and is currently being used as an owner's closet, one of two owner's closets in the home. The adjacent dining area is ideal for hosting memorable gatherings, and the cozy living room with a fireplace provides a comfortable space to relax and unwind. Enjoy the beautiful Florida weather on the back deck while grilling your favorites. A gas stub is provided for the grill eliminating the need to worry about refilling propane tanks. A



full-sized laundry room with custom wood shelving and a half bath finish out the 2nd floor.

197 Valdare Lane offers three generously sized bedrooms, including a luxurious master suite on the first floor. The master bedroom is a private oasis with direct access to the backyard. The master bathroom features a large walk-in closet, soaking tub, separate shower, dual vanity sinks, a private water closet, and an additional closet. The additional two bedrooms are located on the third floor. The front bedroom enjoys access to the balcony and has an en suite bathroom for privacy. The third bedroom has two sets of twin bunk beds and is located next to the hallway bathroom for easy access. Furthermore, the third floor features a loft area for additional entertainment space, equipped with a queen sleeper sofa to accommodate extra sleeping arrangements.

Seeking a sound investment opportunity? Look no further! The north side of 98 in Inlet Beach is poised for remarkable growth. Numerous upcoming developments are set to enhance property values in the area. Moreover, the pedestrian underpass provides effortless access to 30A, further boosting property value. Enjoy the beauty of 30A without fighting the traffic! Priced at \$975,000, this newly constructed 2,266 sq foot home is a remarkable value for the area featuring hardwood floors throughout as well as central A/C instead of split units.

Don't miss the chance to own this fantastic property in the coveted Inlet Beach community. Whether you're seeking a permanent residence, a vacation retreat, or an investment opportunity, 197 Valdare Lane is a place you'll be proud to call home!

Built in 2023

**Essential Information**

MLS® #	925653
Price	\$975,000
Sold Price	\$950,000
Date Sold	\$2023-08-07
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,266
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	197 Valdare Lane
Area	18 - 30A East
Subdivision	Ivy at Inlet Beach
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

**Amenities**

Amenities	Pool
Utilities	Gas - Natural, Public Sewer, Public Water
Parking Spaces	1
Parking	Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Community

**Interior**

Interior Features	Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen
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	Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

## Exterior

Exterior	Roof Dimensional Shg, Siding CmntFbrHrdBrd, Slab
Exterior Features	Balcony, Deck Covered, Porch Open, Shower
Lot Description	Interior, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg
Foundation	Slab

## School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	337
Zoning	Resid Single Family
HOA Fees	300.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Engel & Volkers 30A Beaches
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