

# \$2,450,000 - 70 Pelican Circle, Seacrest

MLS® #815784

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## \$2,450,000

7 Bedroom, 9.00 Bathroom, 5,044 sqft  
Residential on 0 Acres

PELICAN POINTE AT CAMP CREEK, Seacrest, FL

With convenient proximity to Watersound, Rosemary, and Alys Beach, plus the privacy of gated neighborhood access, Pelican Pointe at Camp Creek is ideally situated on the bustling east end of 30A. Poised second tier from the Gulf with expansive Gulf views, the residence is perfectly designed to be sure your guests will experience the ultimate beach vacation: the exterior features a large, private heated pool and fire pit, community beach access less than 250 steps away, and ample parking. Enjoy a view of the Gulf from four of the spacious bedroom suites. With all these amenities, it's no wonder that the home has an established annual rental income history of \$194,000, trending upwards to a projected gross of \$270,000 from local rental management companies. When it's time for a break from the sun, use one of the home's two large entertainment rooms to watch a movie, play a game of pool, foosball, or ping pong, or just hang out on one of the home's three large shaded porches and balconies. You'll be wowed by the home's thoughtful design: it sleeps 30 people, while still offering the privacy of five bedrooms with en-suite bathrooms, plus two bunk rooms outfitted with four queen beds each. The second-floor kitchen, which offers beautiful views of the Gulf across the street, boasts ample cabinet space, a 36-inch gas range, a large island plus a large dining table, two refrigerators, and two dishwashers, ensuring your guests have plenty of space to stay out of the chef's way. Lovely



wood floors, granite kitchen counters and bathroom vanities, and tile shower enclosures offer style and durability. This home is offered fully furnished inside and out, making it a turn-key property that's ready to generate fantastic rental revenue or the perfect place for a private family retreat.

Built in 2016

### **Essential Information**

MLS® #	815784
List Price	\$2,450,000
Sold Price	\$2,300,000
Date Sold	2019-12-05
Days on Website	115
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,044
Acres	0.26
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	70 Pelican Circle
Area	18 - 30A East
Sub Area	1806 - South of 30 A East Beaches
Subdivision	PELICAN POINTE AT CAMP CREEK
City	Seacrest
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Fishing, Pets Allowed
Utilities	Public Sewer, Public Water
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community, Private

### Interior

Interior Features	Floor Hardwood, Floor Tile, Furnished - All, Owner's Closet, Pantry, Window Treatment All
Appliances	Cooktop, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, AC - 2 or More
# of Stories	3

### Exterior

Exterior	Foundation Off Grade, Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Deck Covered, Fenced Lot-Part, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Fireplace
Lot Description	Covenants, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal
Construction	Frame
Foundation	Foundation Off Grade

### School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

### Additional Information

Zoning	Resid Single Family
HOA Fees	0.00

### Listing Details

Listing Office	Coastal Luxury
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