

Why Buy 325 Walton Rose
Dare to Compare Always Consult Your CPA
6 BR | 8 BA | 4,780 Sq. Ft | offered at **\$3,750,000**



Why Buy 325 Walton Rose as an Investment

Financials [Click for Detail ROI](#)

- Projected Purchase Price \$3,625,000
- Down Payment \$930,550 or 25%
- [Rental Projections \\$350,000](#)
- Positive Cash Flow \$70,000
- Interest Rate 2.850%
- At 3% appreciation Market Value at end of year 6 \$4,328,000
- Cash on Cash Return 9.37%

Highlights

- Built in 2016
- [MLS Listing with Photos and Map](#)
- Marble Counter Tops
- Unbelievable Gulf Views
- Heated Pool
- Attached Carriage House
- South Side steps to Beach

Intangible 3 weeks of Vacation along 30A could Cost **\$30,000**

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Inlet Beach Comps as of 12/29/2020

Active Properties

| List Number: | Active | Address: | Apx SqFt(Htd/Cooled): | BR | FB | HB: | Year Built: | List Price: | Sold Price: | Price Per Sqft | Sold Date | DOM |
|------------------------|--------|----------------------|-----------------------|----|----|-----|-------------|-------------|-------------|----------------|-----------|-----|
| 857990 | Active | 325 Walton Rose Lane | 4,780 | 6 | 8 | 0 | 2016 | 3,695,000 | | \$773.01 | | 64 |
| 853111 | Active | 256 Winston Lane | 4,208 | 5 | 6 | 1 | 2017 | 4,250,000 | | \$1,009.98 | | 140 |
| 856267 | Active | 156 Pompano Street | 5,682 | 7 | 7 | 2 | 2019 | 4,549,000 | | \$800.6 | | 90 |

Pending Properties

| List Number: | Pending | Address: | Apx SqFt(Htd/Cooled): | BR | FB | HB: | Year Built: | List Price: | Sold Price: | Price Per Sqft | Sold Date | DOM |
|------------------------|---------|--------------------|-----------------------|----|----|-----|-------------|-------------|-------------|----------------|-----------|-----|
| 855280 | Pending | 260 S Wall Street | 2,187 | 4 | 4 | 0 | 1995 | 3,399,000 | | \$1,554.18 | | 103 |
| 856423 | Pending | 178 Pompano Street | 5,100 | 6 | 6 | 2 | 2020 | 4,150,000 | | \$813.73 | | 49 |

Sold Properties

| List Number: | Sold | Address: | Apx SqFt(Htd/Cooled): | BR | FB | HB: | Year Built: | List Price: | Sold Price: | Price Per Sqft | Sold Date | DOM |
|------------------------|------|-------------------------|-----------------------|----|----|-----|-------------|-------------|-------------|----------------|------------|------|
| 818257 | Sold | 300 Pompano Street | 4,364 | 5 | 5 | 2 | 2017 | 3,350,000 | 3,000,000 | \$687.44 | 04/26/2019 | 25 |
| 837404 | Sold | 447 W Park Place Avenue | 480 | 2 | 1 | 0 | 1985 | 3,175,000 | 3,175,000 | \$6,614.58 | 12/13/2019 | 1 |
| 794559 | Sold | 220 Winston Lane | 3,040 | 4 | 3 | 0 | 1975 | 3,495,000 | 3,250,000 | \$1,069.08 | 05/21/2018 | 14 |
| 793230 | Sold | 286 Winston Lane | 3,717 | 5 | 5 | 1 | 2017 | 3,450,000 | 3,300,000 | \$887.81 | 06/29/2018 | 73 |
| 782555 | Sold | 390 Walton Rose Lane | 4,313 | 5 | 6 | 1 | 2019 | 3,395,000 | 3,305,000 | \$766.29 | 08/31/2020 | 1058 |
| 823047 | Sold | 212 Walton Rose Lane | 5,706 | 7 | 7 | 1 | 2019 | 3,499,000 | 3,350,000 | \$587.1 | 08/18/2020 | 439 |
| 851285 | Sold | 224 Walton Rose Lane | 5,706 | 7 | 7 | 1 | 2020 | 3,499,000 | 3,499,000 | \$613.21 | 07/24/2020 | 0 |
| 800000 | Sold | 256 Winston Lane | 3,717 | 6 | 5 | 2 | 2017 | 3,890,000 | 3,600,000 | \$968.52 | 08/30/2018 | 44 |
| 801615 | Sold | 185 Winston Lane | 3,978 | 4 | 5 | 1 | 2013 | 3,995,000 | 3,700,000 | \$930.12 | 07/29/2019 | 361 |
| 834944 | Sold | 210 Winston Lane | 2,980 | 5 | 4 | | 1942 | 5,000,000 | 4,500,000 | \$1,510.07 | 05/15/2020 | 178 |
| 845006 | Sold | 256 S Wall Street | 3,869 | 5 | 4 | 1 | 1998 | 4,900,000 | 4,500,000 | \$1,163.09 | 09/04/2020 | 31 |
| 841632 | Sold | 434 W Park Place Avenue | 5,693 | 6 | 7 | 1 | 2019 | 4,999,000 | 4,625,000 | \$812.4 | 09/10/2020 | 179 |
| 787380 | Sold | 252 Winston Lane | 3,952 | 4 | 5 | 1 | 2014 | 5,400,000 | 4,650,000 | \$1,176.62 | 04/30/2018 | 135 |
| 817266 | Sold | 44 E-scape Drive | 3,924 | 4 | 4 | 1 | 2017 | 5,395,000 | 5,000,000 | \$1,274.21 | 05/15/2019 | 34 |
| 855216 | Sold | 292 Pompano Street | 4,946 | 5 | 5 | 3 | 2017 | 5,499,000 | 5,100,000 | \$1,031.14 | 10/21/2020 | 23 |
| 817231 | Sold | 24 E-scape Drive | 3,902 | 5 | 5 | | 2017 | 5,395,000 | 5,200,000 | \$1,332.65 | 04/22/2019 | 32 |
| 818974 | Sold | 34 Escape Drive | 3,924 | 4 | 4 | 1 | 2017 | 5,500,000 | 5,200,000 | \$1,325.18 | 06/21/2019 | 0 |
| 838127 | Sold | 24 Escape Drive | 3,902 | 5 | 5 | 0 | 2018 | 5,490,000 | 5,490,000 | \$1,406.97 | 06/23/2020 | 92 |

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This work-of-art, luxury retreat offers unrivaled private amenities, promoting an indoor-outdoor lifestyle rarely found in one home alone. Coined "Emotional Rescue," this gorgeous beach home resides on a serene quarter acre parcel in Inlet Beach, with striking views cast over the Gulf of Mexico. Peaceful & uncrowded, yet moments from Rosemary Beach boutique shopping & dining—the best of both worlds. Emotional Rescue boasts a grand L-shaped pool; private & heated with swim-up cypress bar, submerged barstools & outdoor kitchen. Exterior living includes a yard with gas fire pit, a whimsical surfboard shower & a sand beach volleyball court lined with palms. Meticulously designed as "the perfect rental house," Emotional Rescue has a proven income history projections totaling \$350k!

Professionally crafted from start to finish, Emotional Rescue is a collaboration in design between owners and prominent architect Frank Greene, built by Sunset Partners and interior designed by Taylor and Kelly.

A home that lives perfectly for all needs, with lockout features separating the home's "West Wing, which is actually a fully equipped 2nd residence." On the first floor, it opens to the amenity-rich outdoor pool area through a custom sliding door that disappears into the wall for seamless transitions between indoors and out, and a stylish garage window in the nearby second kitchen that opens to exterior bar seating for easy grabs on beverages and treats.

The creative lockout features on this home allow for it to be used in five ways. The home may be fully connected with 6 bedrooms, 2 living areas and 2 kitchens for maximal flow. Or choose your option: whole house, east side only, west side only, east side with bunk, west side with bunk

Gulf views are exceptional from the main home's luxurious 3rd floor living, kitchen and dining areas, as well as outdoor trellised dining area. The views become absolutely breathtaking from the top tower roof deck equipped with a flying bed, wet bar & built-in bench for entertainment and sunset viewings.

Inlet Beach provides a less-crowded beach access than the neighboring Rosemary Beach. Yet, Rosemary Beach amenities are steps away. Enter an upscale shopping zone with European design during the day. Step back into Inlet Beach, explore the stars overhead, and enjoy solitude by night.

The home has 2 garage spaces, and a circular driveway for maximum parking; again, thought-out perfectly to make life easy for groups traveling with many cars.

Other life-enhancing features throughout the home include an elevator, a Sonos music system, LED TV's in every room, a spacious foyer with massive architectural appeal, the West Wing's soaring ceilings, mini-fridges, ice makers, wine fridges and wine storage spaces, balconies and decks with an abundance of seating overlooking the poolside paradise; all areas appointed in upscale, designer finishes.

Emotional Rescue is a home in South Walton meant to fit everyone's palette and needs. A home where after a perfect day at the beach, guests always love returning to its sanctuary.