

A signature Sunset Beach cottage, incredibly maintained by its long term owners is now available for purchase. Located on the south end of Sunset Beach this pristine cottage is tucked away in the back of a large West Gulf Blvd lot, protected by a high elevation & Florida Native landscaping. Listen to the surf and enjoy Gulf & Sunset views from your front yard. Upon entering you will find character & charm in every corner. Decorative ceilings, wood walls, gas stove & fireplace & real Oak floors are just a few key features. Located directly across the street from the locals' beach access. This cottage weathered Hurricane Helene with 3 inches of rising water in the lower level Only, due to it's elevation, solid construction, impact windows, Hardie board siding & mature native landscaping. The spacious deck was built by one of the area's premiere dock builders. This picturesque hidden oasis on The Boulevard is not to be missed. Enjoy this vintage beach cottage until you are ready to build on this 100 ft. deep lot, located directly across the street from the Gulf of Mexico. Call for a home tour today. New AC in 2025.

Cottage Features

- 50 x 100 Lot
- Elevation is higher than neighboring properties on all sides. 6-8ft. Elevation
- Gulf of Mexico & Sunset Views
- Beach access directly across the street with crosswalk
- Impact Windows
- Hardie board siding
- Gas stove, Fireplace and On Demand water heater
- Real oak wood floors throughout
- Open Floor Plan
- Recessed lighting
- Top of the line window custom blinds coverings with bedroom black out shades
- Stackable washer & dryer
- Outdoor storage and attic storage
- Well-built deck was built by a local dock builder.
- Awnings
- Irrigation system
- Outdoor shower, hot and cold
- Abundance of parking
- Mature Florida Native Landscaping, including Cabbage Palms & Buttonwood trees, provide privacy, SHADE & Erosion control

Upgrades & Systems

- Roof Replacement 2018, Energy Star Label
- New HVAC package unit June 2025
- New AC Ducts 2024
- Rinnai Tankless Water Heater 2017
- Windows 2005 American Craftsman Series 2710, wind zone 150 mph, Some replacement windows in 2025.
- Appliances
 - Dishwasher 2025
 - Washer and Dryer 2022
 - Gas Range 2003
 - Refrigerator 2000
- Fumigated for Termites, 2025