

# \$2,850,000 - 1363 W County Highway 30a 3113, Santa Rosa

MLS® #915238

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## \$2,850,000

4 Bedroom, 5.00 Bathroom, 3,163 sqft  
Condominium on 0.00 Acres

SANCTUARY BY THE SEA CONDO, Santa Rosa Beach, FL

You have found a hidden gem on Hwy 30A - a stunning four bedroom, 4 1/2-bathroom, two-story condominium with 3,163 sqft. in Sanctuary By The Sea. This unique 23-acre property offers a serene retreat nestled between Grayton Beach State Park and Blue Mountain Beach on a wide and uncrowded beach. The Mediterranean style gated community with only 82 residences has four stories and rich amenities, including a boardwalk that leads to the 650-ft owned beach on the Gulf of Mexico and complimentary beach chair setups. A dock on the rare natural coastal Big Redfish Lake is perfect for fishing or launching kayaks, paddle boards. The property features three resort-style swimming pools with fountains, waterfalls, state of the art fitness center, movie theater, fully furnished Owner's Lounge with gourmet kitchen, outdoor whirlpool spas, 2 outdoor gas fire pits, and poolside grills, covered parking garage, seven temperature-controlled elevators, bike racks, and 24/7 on-site security with surveillance cameras. You can live in a refuge from the hustle and bustle while enjoying all the activities that this quaint Beach Town has to offer, such as world-class restaurants, shops, bars with live music, and art galleries, some of which are within walking or biking distance. This condo is perfect as a primary residence, second home or as a vacation rental with its 4 bedrooms and en-suite bathrooms. Enjoy expansive views of the Gulf of Mexico and Big



Redfish Lake from the two Primary bedrooms, living room, and two levels of broad terrace space, it can't get better than this. The gourmet kitchen features Viking professional gas range in oven, vented hood, stainless steel fridge and pantry, separate wet bar with icemaker and wine fridge, perfect for entertaining. The gray contemporary Coastal tones throughout this residence with 10-foot ceilings, updated finishes, Quartzite and granite counters, polished and sealed travertine floors, complete the coastal aesthetic. Most of the furnishings convey to make your new home move-in ready.

Built in 2007

### **Essential Information**

MLS® #	915238
Sold Price	\$2,850,000
List Price	\$2,975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,163
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### **Community Information**

Address	1363 W County Highway 30a 3113
Area	17 - 30A West
Subdivision	SANCTUARY BY THE SEA CONDO
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

### **Amenities**

Amenities BBQ Pit/Grill, Beach, Community Room, Deed Access, Dock, Dumpster, Elevators, Exercise Room, Fishing, Game Room, Gated Community, Pavillion/Gazebo, Pets Allowed, Picnic Area, Pool, Separate Storage, TV Cable, Waterfront, Whirlpool

Utilities Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable

Parking Spaces 2

Parking Covered, Garage, Garage Attached, Guest

# of Garages 2

Is Waterfront Yes

Waterfront Coastal Dune Lakes, Gulf

Has Pool Yes

Pool Pool - In-Ground, Community

### **Interior**

Interior Features Ceiling Crwn Molding, Fireplace, Fireplace Gas, Floor Tile, Floor Vinyl, Floor WW Carpet, Furnished - Some, Handicap Provisions, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Plantation Shutters, Renovated, Shelving, Wallpaper, Washer/Dryer Hookup, Wet Bar, Window Treatment All

Appliances Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Ice Machine, Microwave, Oven Double, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator

Heating Heat - Two or More, Heat Cntrl Electric

Cooling AC - 2 or More, AC - Central Elect

Fireplace Yes

Fireplaces Fireplace, Fireplace Gas

### **Exterior**

Exterior Concrete, Roof Tile/Slate

Exterior Features Balcony, Deck Covered, Deck Open, Patio Covered, Patio Open, Pool - In-Ground

Roof Roof Tile/Slate

### **School Information**

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

## **Additional Information**

Days on Website 573  
HOA Fees 5286.16  
HOA Fees Freq. Quarterly

## **Listing Details**

Listing Office Scenic Sotheby's International Realty

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