

# \$2,395,000 - 17 Woodland Dr, SANTA ROSA BEACH

MLS® #954970

## \$2,395,000

6 Bedroom, 8.00 Bathroom, 3,589 sqft  
Detached Single Family on 0.00 Acres

GULFVIEW HEIGHTS, SANTA ROSA BEACH, FL

Welcome home to this spectacular 6-Bedroom New Construction Beach house with rooftop Terrace overlooking protected state park and your private outdoor pool! As you step inside, you'll be greeted by a light-filled open-concept living area that seamlessly blends modern luxury with beachside charm. The spacious living room features oversized windows, 10' ceilings, designer light fixtures, and SOHO LVP. The kitchen boasts Quartz countertops, luxury appliances, and Designer chimney hood. Each bedroom is thoughtfully placed throughout the home and have their own en-suite bathroom. The 3rd Floor gameroom/ bonus space is equipped with a wetbar and allows quick access to the approx. 1400sqft of rooftop outdoor entertaining space ! Elevator access to all floors of the home including rooftop terraceThe rooftop deck is reinforced for a hot tub, and a luxury outdoor kitchen is available. The SkyBlu plan offers 3 levels of refined luxurious living with upscale interior finishes and features including Quartz countertops, GE Profile appliances, elegant flooring and lighting options, a garage and ample front parking. Make this paradise yours and start enjoying the good life.

Located in the heart of Blue Mountain Beach, this spectacular beach house comes with an enviable lifestyle. Gulfview Heights beach access is 0.7 miles away and has abundant parking and restrooms. Gulf Place Town Center offers boutique shopping, restaurants



and live entertainment nearby while popular eateries including Basmatis and Local Catch are within strolling distance. With no HOA and no maintenance for the foreseeable future, this superbly located beach house is the ultimate primary or second home in a neighborhood that's ideal for vacation rentals.

Prices, plans, features, and options are subject to change without notice. Additional restrictions may apply. Square footages are approximate. Home information including features and available options are subject to change. Artist renderings, photos, colors, features and sizes are for illustration purposes only and will vary from the homes as they are built. Elevations, exterior/interior colors, available upgrades, options, and standard features may vary and may include select options, elevations, and upgrades that require an additional charge. School zoning is outside of BluScape Homes' control and is subject to change at any time.

Built in 2024

### **Essential Information**

MLS® #	954970
Price	\$2,395,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	3,589
Acres	0.00
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address 17 Woodland Dr  
Area 30A West  
Subdivision GULFVIEW HEIGHTS  
City SANTA ROSA BEACH  
County WALTON  
State FL  
Zip Code 32459

### **Amenities**

Amenities Pets Allowed, Pool, Short Term Rental - Allowed  
Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water Available  
Parking Spaces 1  
Parking Garage: Attached, Oversized  
# of Garages 1  
Has Pool Yes  
Pool Pool - Gunite Concr, Pool - In-Ground, Private

### **Interior**

Interior Features Breakfast Bar, Ceiling Raised, Floor Tile, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Wet Bar, Elevator  
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Gas, Warranty Provided  
Heating Heat: Central Electric  
Cooling A/C: Two Or More, A/C: Central Electric, Ceiling Fans  
# of Stories 3

### **Exterior**

Exterior Frame, Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade  
Exterior Features Balcony, Columns, Fenced Back Yard, Fenced Privacy, Lawn Pump, Pool - Gunite Concr, Pool - In-Ground, Porch Screened, Shower, Sprinkler System  
Lot Description Survey Available, Within 1/2 Mile Of Water  
Roof Roof Metal  
Construction Frame  
Foundation Foundation Slab On Grade

### **School Information**

Elementary Dune Lakes

Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	EXP Realty LLC
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