

# \$2,899,900 - 196 Las Palamas Ln, CAPE SAN BLAS

MLS® #953086

## \$2,899,900

5 Bedroom, 5.00 Bathroom, 3,195 sqft  
Detached Single Family on 0.00 Acres

VILLA DEL SOL, CAPE SAN BLAS, FL

New 2023 Construction! Elevated Pool With Oceanfront Views! With two large decks overlooking the Gulf, your own private pool, and the sugar sand beach and clear blue water just feet away, Amalfi Beach House is the perfect vacation spot in the Villa del Sol subdivision. This 3,300 square foot 5 bedroom 5 bath vacation home owned by Bella Coastal Rentals with an elevated pool and elevator was built in 2023 in a lovely private gated subdivision. Amalfi truly captures the essence of all things coastal. You will be greeted with a large, open concept living and kitchen space boasting spectacular Gulf views. Take a step through the back doors facing the ocean to find yourself in the peaceful, breezy surroundings with an amazing, unhindered view of the Gulf and your own private elevated swimming pool. Back inside, the dining and kitchen area has beautiful hardwood floors, modern amenities, and a kitchen featuring a large island, appliances, and quartz countertops. The comfortable, roomy living space is the ultimate gathering spot for entertaining and making memories with friends and family.

The first floor has a 1 bay view master suite with a king bed and attached private bathroom along with a bay view master bedroom with king bed. On the second floor, there are two Oceanfront master suite bedrooms with king beds and attached bathrooms, and a charming bunk room with 3 bunks and a full bathroom.



The most inviting aspect of the second floor is that two of the bedrooms have access to its large deck overlooking the Gulf, while the bunk room has views of the bay.

Walk down your own boardwalk from your coastal home and you'll find yourself on the miles and miles of sugar-white sand and pristine blue water of the Gulf of Mexico. Whether you enjoy combing the beach for shells, snorkeling, kayaking, sunbathing, surfing waves, fishing, or taking a leisurely stroll or horseback rides along the shoreline, you'll spend hours of fun while soaking up the sun. Venture out to enjoy shopping, galleries, entertainment, and restaurants in the quaint downtown of Port St. Joe located only 15 minutes away. Visit the historic lighthouse, visit the shops, have lunch or dinner, or take the ferry over to St. Vincent Island for the day. For the fishing enthusiast, launch your boat at the nearby Indian Pass boat ramp and take in some first-class fishing, or book your family on a fishing charter for a day trip out on the water to catch your dinner for the night. When you want to experience the beauty of St. Joseph Bay, visit nearby Salinas Park with a playground, picnic table, fire pit, and boardwalk over the serene water. You can even get in some exercise by walking, running, or biking on the 19-mile paved trail. About 25 miles away is the quaint, historical, fishing community of Apalachicola. Apalach is perfect for a day trip to do a little shopping, stroll along the Apalachicola River, or grab some of the best seafood around!

The Space

Ground Floor

- " Parking for 5 vehicles in driveway

- " Elevator

- " Ice Machine

First Floor

- " Living Room

- " Dining Room
- " Kitchen
- " Laundry Room
- " 1 Master Bedroom with King Bed and Deck with Bay Views
- " 1 Full Bathroom
- " 1 Master Suite with King Bed and Deck with Bay Views
- " Deck with Private Pool

#### Second Floor

- " 2 Oceanfront Master Suites with King Beds and Deck and full Oceanfront views
- " 1 Bunk Room with 3 bunk beds - 2 bunk beds with Full over Queen mattresses and 1 bunk bed with twin over twin mattresses with an attached full bathroom with shower/tub

#### Neighborhood

Villa del Sol has Gulf and Bay views and is just steps to pet friendly beaches & St Joseph Bay. Neighborhood amenities include gated entrance, brick paved streets, boardwalk beach access, a community pool and two pickleball courts. Kayak & fish from the shoreline or walk the beach for seashells & wildlife. Visit nearby family friendly Salinas Park for pickleball courts & horseback riding or trek miles of paved walking & bike trails.

Built in 2023

#### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 953086                 |
| Price          | \$2,899,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,195                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Detached Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Beach House            |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 196 Las Palamas Ln |
| Area        | Other Counties     |
| Subdivision | VILLA DEL SOL      |
| City        | CAPE SAN BLAS      |
| County      | GULF               |
| State       | FL                 |
| Zip Code    | 32456              |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Deed Access, Gated Community, Pickle Ball, Pool                                 |
| Utilities     | Electric Available, Public Sewer Available, Public Water Available, Underground |
| Is Waterfront | Yes   |
| Waterfront    | GULF  |
| Water View    | GULF  |
| Has Pool      | Yes   |
| Pool          | Private, Pool - Above Ground, Community   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Elevator, Furnished - All, Kitchen Island, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric                      |
| Heating           | Heat: Central Electric  |
| Cooling           | A/C: Central Electric   |
| # of Stories      | 2   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Roof Metal, Siding CmntFbrHrdBrd, Foundation Stilts             |
| Exterior Features | Deck Covered, Deck Open, Pool - Above Ground                    |
| Lot Description   | Easements, Survey Available, Within 1/2 Mile Of Water, Dead End |
| Roof              | Roof Metal  |
| Foundation        | Foundation Stilts   |

### School Information

|            |             |
|------------|-------------|
| Elementary | See Remarks |
| Middle     | See Remarks |
| High       | See Remarks |

### **Additional Information**

|                |                                   |
|----------------|-----------------------------------|
| Zoning         | County, Residential Single Family |
| HOA Fees       | 1350.00                           |
| HOA Fees Freq. | Annually                          |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Rish Real Estate Group LLC |
|----------------|----------------------------|

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Listing information last updated on July 1st, 2024 at 11:15am CDT