

\$3,395,000 - 208 Birch St, SANTA ROSA BEACH

MLS® #953159

\$3,395,000

3 Bedroom, 4.00 Bathroom, 5,007 sqft
Detached Single Family on 0.22 Acres

GULFVIEW HEIGHTS 1ST ADDN, SANTA ROSA BEACH, FL

Located at 208 Birch Street in Gulf View Heights, along Florida's Scenic 30-A in Walton County, is a stunning three-story white stucco home with approximately 5007 sq. ft. of heated and cooled living space. Situated only 2 blocks from the 30-mile paved Scenic 30-A bike trail and about 4 to 5 blocks from deeded beach access to the Gulf, this home boasts NO HOA and is positioned approximately 28 feet above sea level, NO FLOOD INSURANCE REQUIRED. Built to meet or exceed County building codes for windspeed requirements, the house features a raised stem wall foundation. The first 10 feet of the home and porte-cochere is constructed with concrete blocks, filled with concrete, and reinforced with steel. An attached 65 ft. long by 15 ft. wide, 16 ft. tall porte-cochère (RV/boat port) is equipped with water, sewer, multiple 110 outlets, a 50-amp outlet, and a 35-amp outlet. The second and third floors are framed with reinforced interior walls and a Simpson Strong Rod tie-down system to withstand heavy winds.

The home's windows are impact-rated, with Anderson casement and awning windows in the main part of the home, and Miami-Dade impact-rated windows on the second and third-floor porches and in the porte-cochère. French doors are 8 ft. Anderson French wood, impact-rated, with a triple locking system. The roof is made of raised-seam metal, and the exterior is finished with a three-coat hard



stucco and protected with three coats of Sto Corp. Sto-Lotusan paint.

The house features 5/8-inch fire-rated plasterboard throughout and boasts 10 ft. and 12 ft. ceilings, double and triple crown molding, and 6 and 8-inch baseboards. Spray foam insulation with a sealed attic space. All interior doors are solid wood, 8 ft. tall, and have glass transoms. The flooring in bathrooms, the gallery, family room, laundry/kitchenette, pet/craft room, and three stacked porches is marble, granite, or ceramic, with the remaining flooring being 3/4-inch solid plank (Brazilian teak, cherry, oak, or bamboo).

The ground floor includes the foyer, gallery, family room, bathroom, kitchenette/laundry, a 3-car garage, workshop, and pet/craft room with access to a covered concrete porch and private outdoor shower. The second floor comprises the bedrooms, each with walk-in closets and large windows offering views of the natural landscape. The master bedroom at the rear of the house opens to an enclosed porch with views of the natural garden. The marble and granite master bath features a separate shower with multiple jets and a jacuzzi tub. The main living area on the third floor, includes a breakfast room, a butler's pantry, and an oversized dream kitchen with solid cherry cabinets and blue pearl granite counters. The dining room/living room opens to the third-floor porch, surrounded by glass windows on all three sides.

The heating and cooling system consists of 4 interior and 4 exterior Trane units just under 4 years old with independently zoned systems including the 3 car garage, first floor, second floor, and third floor. Lenox mini-split units for the first and second-floor porches. The home comes with a generator and is wired to its own control panel box to manage its power as

needed. It is surrounded by an 8 ft. concrete wall with 9 ft. pillars, enclosing a beautifully landscaped garden of magnolia, oak, various fruit trees, camellias, gardenias, and various flowing plants. Nestled at the end of a tranquil dead-end road, this listing offers a rare blend of seclusion and coastal access. The property itself is a sanctuary, surrounded by lush greenery and mature trees that provide privacy and a natural buffer from the outside world.

This property is a rare find in today's market, offering a perfect blend of luxury, comfort, and convenience. Don't miss the opportunity to make this exceptional residence your new home. Contact listing agent to schedule a private viewing and experience all that 208 Birch Street has to offer.

Built in 2009

Essential Information

MLS® #	953159
Price	\$3,395,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	5,007
Acres	0.22
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Split Level
Status	Active

Community Information

Address	208 Birch St
Area	30A West
Subdivision	GULFVIEW HEIGHTS 1ST ADDN

City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Deed Access, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Boat, Carport: Attached, Covered, Garage, Garage: Attached, Oversized, RV, Carport
# of Garages	3

Interior

Interior Features	Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Floor Marble
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Ice Machine, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Warranty Provided, Washer, Oven Double, Wine Refrigerator, Stove/Oven Dual Fuel
Heating	Heat Pump Air To Air, Heat Pump A/A Two +, Heat: Two Or More
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans, Water Heater - Two +
# of Stories	3

Exterior

Exterior	Concrete, Roof Metal, Siding Stucco, Steel
Exterior Features	Fenced Back Yard, Fenced Privacy, Patio Enclosed, Porch Covered, Renovated, Shower
Lot Description	Within 1/2 Mile Of Water, Dead End
Windows	Storm Windows
Roof	Roof Metal
Construction	Steel

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family, City
HOA Fees	0.00

Listing Details

Listing Office	Corcoran Reverie SRB
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