

\$1,498,000 - 22 Shella St, SANTA ROSA BEACH

MLS® #944755

\$1,498,000

5 Bedroom, 5.00 Bathroom, 2,910 sqft
Detached Single Family on 0.08 Acres

VILLAGE AT BLUE MOUNTAIN BEACH, SANTA ROSA BEACH, FL

Welcome to 22 Shella Street located less than 1/2 mile from the sugar sand. This very well maintained 5-bedroom, 5-bathroom beach retreat offers the epitome of coastal luxury and comfort. As you step through the front door, you're greeted by a spacious open living room, dining room, and kitchen. You'll notice the huge couch, cozy sitting area, and large dining table that offer plenty of space for large families to relax and unwind. There is also a well appointed kitchen with everything you need and a bathroom on the main level. On the second floor you'll find 3 bedrooms all with plush furnishings and premium bedding. Including a master with ensuite bath and another large bedroom and bunk room that share a hall bath. The third floor offers 2 more bedrooms each with their own ensuite bath. 14 guests can sleep comfortably. There are also four outdoor covered porches comprising of more than 600 sq. ft. for your enjoyment of the Florida breeze along with the gorgeous sunrises and sunsets. The Village at Blue Mountain is a short term rental friendly, gated community that has an abundance of amenities just steps away including an Olympic-size pool, workout room, picnic area, bocce ball, putting green, shuffle board, and corn hole. Just outside of the subdivision you'll find many fantastic places to eat including Mimo's Italian, The Cowgirl Kitchen, and Redfish Taco. The west end of 30A offers many public beach accesses with restrooms as well as Topsail State Park. fully furnished



and turnkey ready, schedule your showing today.

Built in 2005

Essential Information

MLS® #	944755
Price	\$1,498,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,910
Acres	0.08
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	22 Shella St
Area	30A West
Subdivision	VILLAGE AT BLUE MOUNTAIN BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Exercise Room, Gated Community, Pavillion/Gazebo, Picnic Area, Pool, Short Term Rental - Allowed, Deed Access
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Lighting Recessed, Owner's Closet, Ceiling Crwn Molding, Floor Hardwood
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Fire

	Alarm/Sprinkler, Ice Machine, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Siding Stucco
Exterior Features	Patio Open, Porch Covered, Sprinkler System, Balcony, Shower
Lot Description	Dead End, Within 1/2 Mile Of Water
Roof	Roof Metal

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	613.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	On The Coast Real Estate Group
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