

# \$1,995,000 - 301 Elm St, SANTA ROSA BEACH

MLS® #939467

## \$1,995,000

4 Bedroom, 5.00 Bathroom, 2,636 sqft  
Detached Single Family on 0.00 Acres

### GULF SHORE MANOR, SANTA ROSA BEACH, FL

Don't miss your chance to own this custom, new construction 4B/4.5B home plus bunk room, a private pool and spacious golf cart garage nestled in the non-HOA community of Gulf Shore Manor right in the heart of Seagrove Beach. This quintessential coastal home is located just a few blocks from multiple deeded beach access points on 30A and 1/2 mile from shops, dining and popular restaurants in the popular 30A communities of Seaside, Seagrove and Watercolor. Designed by renowned architect, Mike Piazza, and constructed by Steve Snowden with Snowden Builders, this elegant two-story coastal home boasts more than 2,636 square feet of open concept living space on two levels. With an expansive outdoor space, private heated pool/spa, multiple porches and outdoor entertaining space, this new construction home offers a perfect blend of modern coastal style and functionality. Inside, you'll be greeted by a wide entry hallway with custom built-in storage cubbies, 10 foot ceilings and shiplap adorned walls. On the first floor is a primary ensuite bedroom, powder room and owner's pantry. Key features of this home include a gourmet chef's kitchen adorned with top-of-the-line stainless appliances, including a 36" Z-line gas stove, separate ice maker, sleek Cambria quartz counters and ample storage - ideal for culinary enthusiasts. A slate-surround fireplace adorned by a mantle crafted from 100 year old cypress wood is another unique highlight offered in this spacious open concept



living/dining area. Every aspect in this remarkable home was thoughtfully designed to take advantage of every square inch of space, including a charming lounging nook or kid's play area under the staircase, to create an inviting atmosphere for family and friends.

A wide planked staircase leads you to the second floor to a second primary ensuite bedroom, with a private porch that overlooks the pool and backyard entertaining space. Two additional bedrooms - each with private ensuite bathrooms - oversized laundry room and elegantly designed custom bunk room with extra storage is ideal for kids, teens or a family of four. This home is ideal for the family looking for a primary, second home or high-income producing vacation rental. Rental projections for this home range from \$193K - \$216K making this an incredible investment opportunity on 30A. Home will be sold fully-furnished and turnkey. Don't miss this opportunity to make this stunning beach home your own private retreat on 30A. With a compelling price of \$2.295M (right at \$870/square foot), now is the perfect time to purchase this phenomenal beach property and have it ready to go for family and friends just in time for the 2024 spring and summer season.

Built in 2024

### **Essential Information**

MLS® #	939467
Price	\$1,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,636
Acres	0.00
Year Built	2024

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

### Community Information

Address	301 Elm St
Area	30A East
Subdivision	GULF SHORE MANOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Tap Fee Paid
Parking Spaces	1
Parking	Garage: Attached, Garage
# of Garages	1
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

### Interior

Interior Features	Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Split Bedroom, Washer/Dryer Hookup, Ceiling Vaulted, Decorating Allowance, Fireplace, Newly Painted, Owner's Closet, Plantation Shutters, Window Treatmnt Some
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Warranty Provided, Washer, Auto Garage Door Opn, Cooktop, Oven Continue Clean, Refrigerator, Wine Refrigerator
Heating	Heat High Efficiency
Cooling	A/C: Two Or More, Ceiling Fans, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
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Exterior Features	Balcony, Deck Open, Fenced Back Yard, Pool - In-Ground, Porch Covered, Porch Open, Separate Living Area
Lot Description	Survey Available, Within 1/2 Mile Of Water
Windows	Double Paned Windows
Roof	Roof Metal

### **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	Corcoran Reverie SRB
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