

\$4,950,000 - 3537 E County Hwy 30a, SANTA ROSA BEACH

MLS® #946421

\$4,950,000

8 Bedroom, 9.00 Bathroom, 5,295 sqft
Detached Single Family on 0.00 Acres

Gulf Shore Manor, SANTA ROSA BEACH, FL

Large Family Vacation Home with Gulf views a solid proven track record of rental income. Located in charming Seagrove, a quieter 30A location but a short walk, bicycle ride or even a golf cart trip to Seaside shops, restaurants, farmers markets and live entertainment at the Seaside amphitheater, this prime location is hard to beat. The luxurious coastal chic estate home offers easy access to the private gated beach access for Gulf Shore Manor residents & guests or enjoy the two very close public beach accesses. Valuable beach use rights! Gulf Shore Manor neighborhood residents & guests also enjoy a beach use easement exclusive to the neighborhood. Perfect layout for entertaining. Plenty of space to comfortably sleep up to 30 guests, this thoughtfully designed floor plan. The thoughtfully designed plan accommodates large families or a group of friends. Outdoor living at its finest with 2 large balconies and a porch, one includes a private heated pool and lots of space to enjoy a refreshing day in the sun and beautiful sunsets over the Gulf of Mexico.

This immaculate and tastefully decorated 2019 built home has ample indoor and outdoor living spaces, 8 bedrooms, 7 full & 2 half bathrooms. The fresh modern coastal furnishings make this a true turnkey property. A few special features include a comfortable one-bedroom carriage house, private elevator, gourmet kitchen, 2 car garage plus ample parking.



First floor bedrooms share access to a comfortable living space and first-floor patio. The bedroom setup offers 3 guest rooms. The 2 master bedrooms each have king beds and private en-suite bathrooms with showers. The bunk room features two built-in queen-over-queen bunk beds, one twin-over-twin bunk bed, and a private bathroom with a shower/tub combo. The first floor also offers a large laundry room with a closet and spacious cabinets.

Upon entering the spacious and open floorplan of the home's second floor, this space will WOW you with all the natural light offered by the expansive 20" glass sliding doors and stunning dream kitchen that opens to a very spacious dining & living space. This balcony encompasses 30a lifestyle with a beautifully furnished deck, the private pool, and views of the breathtaking Gulf of Mexico. The professional chef's kitchen, custom cabinetry and premium stainless-steel appliances, 48" gas Wolf range, 36" Sub-Zero refrigerator and freezer, 2 dishwashers, a large marble island with waterfall sides, a wet-bar, wine cooler and ice machine. This is where you will find the large living and dining space, seating at 2 dining tables for 16 plus bar seating, hardwood floors and pecky cypress accents on the ceiling. This level also features the home's 3rd master suite, which features a luxurious king bed and a private en-suite bathroom with a shower.

The remaining bedrooms are located on the third floor along with a large living room, another incredible porch with even better views of the Gulf. The main master bedroom offers exceptional luxury from the furnishings, finishes, vaulted ceiling, private porch access, a spacious en-suite bathroom and expansive walk-in closet! Just off the master, you will find an additional living space featuring a wet-bar,

ice maker and porch access. An additional king bedroom and bunk room with two built-in twin-over-twin bunk beds are located on the 3rd floor along with an additional washer/dryer.

A private carriage house features the ultimate space with a kitchenette, a comfortable living space and balcony, a king bed guestroom, and a private bathroom with a shower/tub combo. This space also makes for great beach gear storage. Spacious, well presented and superbly located close to the beach and popular destination communities, this is a property for those who don't intend to compromise.

Built in 2019

Essential Information

MLS® #	946421
Price	\$4,950,000
Bedrooms	8
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,295
Acres	0.00
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	3537 E County Hwy 30a
Area	30A East
Subdivision	Gulf Shore Manor
City	SANTA ROSA BEACH
County	WALTON

State FL
Zip Code 32459

Amenities

Utilities Gas - Natural, Public Sewer Available
Parking Spaces 2
of Garages 2
Water View GULF
Has Pool Yes
Pool Pool - In-Ground, Private, Pool - Gunite Concrct, Community

Interior

Interior Features Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Furnished - All, Lighting Recessed, Owner's Closet, Pantry, Lock Out, Shelving, Wet Bar, Elevator
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Microwave, Refrigerator, Refrigerator W/Ice Maker, Washer, Ice Machine, Range Hood
Cooling A/C: Central Electric
Fireplace Yes
Fireplaces Fireplace Gas
of Stories 3

Exterior

Exterior Features Balcony, Pool - In-Ground, BBQ Pit/Grill, Deck Open, Patio Covered, Pool - Gunite Concrct, Fireplace, Summer Kitchen

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 The Naumann Group Real Estate

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