

# \$7,495,000 - 357 Old Beach Rd, SANTA ROSA BEACH

MLS® #952617

## \$7,495,000

5 Bedroom, 6.00 Bathroom, 5,584 sqft  
Detached Single Family on 0.00 Acres

OLD FLORIDA BEACH, SANTA ROSA BEACH, FL

**PRICE IMPROVEMENT!** Newly built / full renovated gulf front opportunity. Reigning on a homesite atop the dunes of the charismatic community of Old Florida Beach, this charming beachfront home affords unprecedented coastal living. The private gated enclave of residences is prominently situated in Blue Mountain Beach along 30A in Northwest Florida. Curated with the luxury lifestyle in mind, this one-of-a-kind home showcases a coastal design vision brought to life with the highest quality materials and finishes.

Overlooking one of the most sought-after beaches in the US, the breath-taking views of the sugar white sands and the emerald green hued waters can be enjoyed throughout all three levels of the home. A well-thought-through floor plan paired exquisite design creates an unparalleled experience of seaside living. Positioned adjacent to one of the rare coastal dune lakes of 30A, Draper Lake, residences enjoy both the gulf front and lakeside lifestyle. Fully renovated, the property offers gulf front new construction rarely found at this price position.

The attractive presence is appreciated upon initial approach. The front elevation is moored by a courtyard bordered with lush landscaping. Upon entry, visitors are greeted by the impressive foyer. This level was thoughtfully configured for privacy of all guests. A secondary primary suite, large guest suite, secondary guest suite and bunk suite are all found on this level. A large mudroom with



double stacked laundry and additional storage completes the first floor.

The striking stairwell provides ample natural light which highlights the natural white-oak flooring while granting access to the main level of the estate. The chef's kitchen anchors the great room. Marble countertops, luxury gas range, built-in refrigeration, farm-house sink, sprawling island, breakfast area and a spacious dining space complete the kitchen. The living space is highlighted by a soaring vaulted wood ceiling, tons of windows and a large slider granting access to the outdoor living. Located outside is a well-equipped outdoor kitchen and private pool. The primary suite is located off the great room and offers one-level living for the future owners of the property. The well-appointed primary bathroom features a free-standing soaking tub and spacious walk-in shower. A roomy walk-in pantry and powder bathroom are found off the great room.

The third level of the home offers a unique recreational media lounge over-looking the great room. A huge media area, billiards table, shuffleboard table and gaming area welcome you into this space. As you traverse the level toward the gulf, a wet-bar and bar area service the top-level outdoor porch. The views found from this porch are truly breath-taking. Showcasing both the gulf waters and the coastal dune lake, views of this nature are very rare.

This Old Florida home epitomizes the luxury lifestyle of 30A while still being geographically poised minutes from the surrounding new urbanism communities like Seaside, Watercolor, Alys Beach and Rosemary Beach. Inquire today and start living the coastal lifestyle you deserve.

Built in 1996

## Essential Information

MLS® #	952617
Price	\$7,495,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,584
Acres	0.00
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

## Community Information

Address	357 Old Beach Rd
Area	30A West
Subdivision	OLD FLORIDA BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Pool
Utilities	Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	GULF, Coastal Dune Lakes
Water View	GULF, Coastal Dune Lakes
Has Pool	Yes
Pool	Private, Community

## Interior

Heating	Heat: Central Electric, Heat High Efficiency
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Water Heater - Two +
# of Stories	3

### **Exterior**

Windows	Double Paned Windows
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### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1800.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Corcoran Reverie SRB
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