

\$2,750,000 - 37 Sand Dollar Ct, SANTA ROSA BEACH

MLS® #953164

\$2,750,000

4 Bedroom, 5.00 Bathroom, 3,565 sqft
Detached Single Family on 0.00 Acres

VILLAGE OF SUGAR BEACH, SANTA ROSA BEACH, FL

Discover the pinnacle of coastal luxury living at 37 Sand Dollar Court, nestled in the heart of Seagrove Beach. This exquisite, brand-new beach retreat has it all: a heated saltwater pool, a dedicated golf cart garage, and elegant furnishings that enhance every moment of your stay. The striking facade, with its stylish cladding and welcoming balcony, hints at the extraordinary home within, exuding both elegance and charm. Step inside to find a surprisingly spacious interior adorned with exquisite hardwood floors, soaring 10-foot ceilings, and refined crown molding throughout. Every detail has been thoughtfully crafted, from upgraded A/C units and designer tiles to bespoke lighting fixtures and captivating accent walls. The state-of-the-art kitchen is a culinary enthusiast's dream, featuring Shaker-style soft-close cabinets, top-of-the-line Thermador appliances, and pristine quartz countertops. The centerpiece is a striking stainless steel hood crowning a 48" Thermador smart range with dual ovens, all set against a backdrop of contemporary flair. Entertain effortlessly around the chic white island, where conversations flow as freely as the drinks and snacks. The adjacent dining area, perfect for leisurely meals with loved ones, opens via glass doors to an expansive covered terrace overlooking the picturesque heated pool and lush woodland.

Outdoor enthusiasts will love the deck, complete with a built-in grill and Naturecast



cabinets, perfect for al fresco dining and relaxation. Seamless indoor-outdoor living is enhanced by sliding doors and installed speakers, ensuring your favorite tunes set the mood. Retreat to one of four generous bedrooms, including a luxurious primary suite on the first floor with a private bathroom. Upstairs, a second living room and three additional bedrooms await, including a tranquil master sanctuary with an oversized bathroom featuring an oval tub and dual mirrored vanities. The versatile bunk room offers two sets of queen-over-queen custom-built bunk beds, ideal for accommodating extra guests.

With projected rentals in the \$225,000 range, this property promises both a dream vacation home and a lucrative investment opportunity. Conveniently located near the new Walton County beach access (to be built), Old Seagrove, Seaside, and Watercolor, you'll enjoy easy access to shops, renowned eateries, and a pristine beach.((

Experience the pinnacle of upscale coastal living at 37 Sand Dollar Court where every moment is a masterpiece in the making. This is a home you simply cannot afford to miss. Buyer to verify all information and dimensions.

Built in 2024

Essential Information

MLS® #	953164
Price	\$2,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,565
Acres	0.00
Year Built	2024

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

Community Information

Address	37 Sand Dollar Ct
Area	30A East
Subdivision	VILLAGE OF SUGAR BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Pets Allowed, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural, Underground
Parking Spaces	1
Parking	Garage: Attached, Golf Cart: Enclosed, Other
# of Garages	1
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Ceiling Crwn Molding, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Window Treatmnt None, Floor Hardwood, Furnished - All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Dryer, Security System, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings
Exterior Features	BBQ Pit/Grill, Fenced Lot-Part, Fenced Back Yard, Pool - Heated, Pool - In-Ground, Porch Screened, Shower
Lot Description	Covenants, Interior, Level, Within 1/2 Mile Of Water, Dead End, Survey

Available

Roof Roof Metal, Foundation On Pilings

Foundation Foundation On Pilings

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 360.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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