

# \$6,233,500 - 41 Mary Street, SANTA ROSA BEACH

MLS® #949613

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## \$6,233,500

7 Bedroom, 9.00 Bathroom, 6,850 sqft  
Detached Single Family on 0.00 Acres

N/A, SANTA ROSA BEACH, FL

Step into a pre-construction gem with this coastal masterpiece that was designed specifically with making family memories in mind. Located south of 30A just east of Gulf Place in Blue Mountain Beach, highlights of the home include three luxurious master suites, abundant family gathering space, sweeping Gulf views from the third and fourth floor balconies, outdoor entertainment complete with a private pool, and a short walk to the beach. With rental projects exceeding \$350K, this 6,850 sq. ft. home with an additional 4,000 sq. ft. of outdoor gathering space, features 8 bedrooms, 8 full bathrooms and 2 half bathrooms. Coastal chic details including crown molding, shiplap walls and custom trim add a special touch throughout the home. The first floor foyer with 12' ceilings and a Pecky Cypress touch welcomes you inside this dream home. Guests staying on the first floor can choose between two generous guest bedrooms with private ensuites. Younger guests will enjoy the bunk room on the first floor, which includes three queen bunk sets and opens to the first floor living room/game room. Highlights in the living room/game room include gathering space, a pool table, wet bar and sliding doors that lead to the lanai, outdoor living area and pool. The outdoor living area will include a gas grill station, summer kitchen and bar space for parties. The pool bathroom, which is accessed from the lanai, conveniently features a shower as well. First floor guests also have access to



their own laundry room.

When you ascend to the second floor, you reach the heart of the home -- the great room, kitchen, dining and balconies ready to host family meals and celebrations. The second floor boasts 12' ceilings as well. The oversized great room features 8" Pecky Cypress beams, a gas fireplace, a large TV and beautiful sliding doors that open to the balcony. The great room flows into the chef's kitchen featuring Thermador appliances, a 60" gas range, a custom hood range with Pecky Cypress accents, a spacious island with the same Calacatta Quartz countertops located throughout the kitchen, and beautifully appointed finishes like the scalloped gray backsplash, black and brass island lights, Brassna pot filler and more. Topping off the gathering space is the oversized dining room with two farm tables featuring seating for 12 each, a continuation of the Pecky Cypress beams, and black steel dining room chandeliers. The dining room opens to a second balcony as well. A half bath is conveniently located by the great room. The second floor also hosts the first of three lavish Master Suites. The second floor Master Suite features exquisite design touches including a gorgeous master bathroom with dual vanities, a free standing soaking tub, an oversized shower and large walk-in closet. Additional accents include ceiling beams, ample storage, a bonus queen bunk alcove, and a private balcony with two custom porch swing beds. Finishing out the second floor is an additional guest suite, complete with a private ensuite and direct balcony access.

The third floor boast two additional Master Suites, one additional guest bedroom, an additional living room, laundry room, half bath and extra large patio to enjoy amazing Gulf views. Both of the master suites on the third

floor have gorgeous bathrooms with dual vanities, free standing tubs, oversized showers and walk in closets. They both feature unique ceiling accents and open onto separate balconies, one of which will be furnished with two porch swing beds. The guest bedroom on the third floor features a private ensuite and is located right next to the third floor living room, complete with gathering space, a wet bar, and an entertainment center with custom built ins. The third floor patio was designed with outdoor living at its best with lounge space, dining space for 12 and a spiral staircase to the bonus viewing deck on the fourth floor. Enjoy additional sunbathing space and the ultimate sunset views from the 500 square foot fourth floor patio.

The property also boasts a two-car garage and ample parking space for all guests. A vacation rental dream south of Scenic Highway 30A in Santa Rosa Beach, the beach is less than a 5 minute walk from the home.

\*All images, designs, landscaping, interior finishes and furnishes depicted herein are artist's conceptual renderings, which are based upon preliminary development plans that are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes.

Built in 2024

### **Essential Information**

MLS® #	949613
Price	\$6,233,500
Bedrooms	7
Bathrooms	9.00
Full Baths	8
Half Baths	1

Square Footage	6,850
Acres	0.00
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	41 Mary Street
Area	30A West
Subdivision	N/A
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Propane, Tap Fee Paid
Water View	GULF
Has Pool	Yes
Pool	Private, Pool - Gunite Concrct, Pool - Heated, Community

### Interior

Interior Features	Furnished - Some, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Fireplace Gas, Floor Marble, Kitchen Island, Elevator
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Freezer, Ice Machine, Security System, Warranty Provided, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

### Exterior

Exterior	Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Metal, Siding Shake
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Exterior Features	Fenced Back Yard, BBQ Pit/Grill, Pool - Gunite Concrct, Pool - Heated
Lot Description	Cleared, Dead End
Windows	Double Paned Windows
Roof	Roof Metal
Foundation	Foundation Slab On Grade

### **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	Pinnacle Beach Properties
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