

# \$6,495,000 - 45 Emerald Ridge, SANTA ROSA BEACH

MLS® #956306

## \$6,495,000

5 Bedroom, 7.00 Bathroom, 7,476 sqft  
Detached Single Family on 0.29 Acres

BellaMar at Gulf Place, SANTA ROSA BEACH, FL

Pristine architectural design paired with sweeping golf course views and gulf vistas aptly define this well positioned new construction located in the exclusive gated, non rental neighborhood of BellaMar at Gulf Place. Masterfully built, this 7,476 sq ft Mediterranean retreat has been beautifully designed to capture it's striking architectural features including a soaring parapet wall as well as a highly functional design including an impressive oversized three car garage and private parking court as well as resort style amenities all of which are situated on the coveted Santa Rosa Beach Golf Course and providing direct deeded beach access for the community just steps away. Poised at a high elevation, gulf views abound from each of the three viewing levels of this home which abundantly provides ample indoor and outdoor living space with five full bedroom suites, a bunk room, office space, elevator and multiple levels of open living.

The first level is optimally configured for entertaining featuring an expansive open living, kitchen and dining space primarily focused on the exceptional western vistas of the golf course as well as the resort style private pool & spa.

The chef's kitchen is a premier configuration offering ample custom cabinetry, gas-powered Wolf range, stainless appliances with a massive center island including a built-in



Sub-Zero refrigerator and adjacent fully equipped butler's pantry.

The primary living areas effortlessly flow to the rear entertaining deck, which yields an oversized resort style pool and spa, covered lanai with outdoor kitchen space and half bathroom. Fenced privacy and low maintenance landscaping allow for an enjoyable golf course frontage that provides both views and ambience.

The primary suite is also located on the first level and offers ample space for storage with a massive primary and secondary closet as well as the primary bathroom with dual vanities and makeup space, large walk-in shower and private water closet.

The second level hosts four large bedroom suites with en-suite baths as well as a large exercise, bonus and game rooms which hosts a built-in linear fireplace and access to the top floor viewing deck. Other notable features on the second floor include a large bunk room with 4 built-in queen bunk-beds as well as a two built-in kitchenettes and a full second laundry room.

The third level viewing deck offers excellent accessibility while hosting the perfect location to soak in endless sunsets over the Gulf of Mexico as well as the pristine naturalistic surroundings of the golf course.

BellaMar is the ideal primary residence or secondary home with exceptional positioning on the west side of 30A providing excellent proximity to the Santa Rosa Golf & Beach Club, Gulf Place with it's premier restaurants, shopping and entertainment as well as private, deeded beach access along pristine white sand beaches and emerald green waters.

Please reach out to us today for the cost-to-own figures for the property.

Built in 2023

### Essential Information

MLS® #	956306
Price	\$6,495,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	7,476
Acres	0.29
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### Community Information

Address	45 Emerald Ridge
Area	30A West
Subdivision	BellaMar at Gulf Place
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Elevators, Gated Community, Golf, Pool
Utilities	Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	3
Parking	Garage
# of Garages	3
Water View	GULF
Has Pool	Yes

Pool Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features Breakfast Bar, Floor Hardwood, Furnished - Some, Kitchen Island, Newly Painted, Washer/Dryer Hookup, Fireplace

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove/Oven Gas, Washer, Wine Refrigerator

Heating A/C: Central Gas

Cooling A/C: Central Electric, Ceiling Fans, A/C: Central Gas

Fireplace Yes

Fireplaces Fireplace

# of Stories 2

### Exterior

Exterior Block, Concrete, Siding Stucco

Exterior Features Balcony, Deck Covered, Pool - Heated, Pool - In-Ground, Fenced Back Yard

Lot Description Within 1/2 Mile Of Water

Roof Block

### School Information

Elementary VAN R. BUTLER

Middle BAY

High SOUTH WALTON

### Additional Information

Zoning Residential Single Family

HOA Fees 400.00

HOA Fees Freq. Quarterly

### Listing Details

Listing Office Compass

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Listing information last updated on August 6th, 2024 at 6:15pm CDT