

\$3,300,000 - 45 White Cliffs Crest, SANTA ROSA BEACH

MLS® #943242

\$3,300,000

5 Bedroom, 5.00 Bathroom, 3,825 sqft
Detached Single Family on 0.16 Acres

VILLAGE OF WHITE CLIFFS THE, SANTA ROSA BEACH FL

Pristine Beach home is move in ready for Spring Break and Summer fun. It is sold furnished with fresh exterior and some interior paint. Home has never been rented. Gourmet kitchen with new Scotsman ice maker, wine fridge and 2nd extra sized stainless refrigerator located in the garage. New 1st floor HVAC unit add in 2022, new 2nd floor HVAC in 2023 Home is located on the highly coveted beachfront Street of White Cliffs Crest & is prominently situated on an elevated site, just one lot back from the Gulf. Only steps from a beach access equipped w/ a Gazebo to an exclusive "private" beach with daily security. Has community pool, playground, tennis & pickle ball court & Clubhouse w/fitness center in White Cliffs gated subdivision. Home has homey feeling, not often seen in a Beach House. Enter side door from the covered drive portico and its two steps into the kitchen to carry in your rainy-day groceries. Also, a most convenient access to the laundry off the kitchen. Home has (2) HVAC units and Nest thermostat(s) & Ring cameras. PLEASE NOTE THAT A NEW 2ND FLOOR HVAC WAS INSTALLED IN 2023. Property is equipped with a Life Source Whole House water filtration system. One of the 5 Bedroom's is on the 1st floor Level. This home is also exclusively provided with its own home elevator, in order to enjoy an easier access to the 4 Bedrooms located on Level 2. Home has a total of Five Baths with 2 downstairs & 3 on the second Level. The



Master Bath has a stunning walk-in shower, private toilet w/Bidet and a large whirlpool tub along with a very large Closet. Two of the Bedrooms have high quality & space saving Murphy Queen Beds. This allows for 1 Bedroom to have a couch, workspace and Bunkbeds all in the same room. The other Murphy Bed is in the multi-use Office Bedroom with built-in cabinets.

This Property also has multiple Porches. One is a great high sun deck located just outside the 3rd Floor "Crows Nest" or "Small Tower Den" which is also furnished with its own Mini-Kitchen. Another porch also faces the Gulf off the Master Bedroom. There are two other wrap-around Porches on the back side of the Home, off the Den & the upstairs Bedroom(s), that overlook your Private Courtyard that's full of foliage & equipped with a Water Fountain & a "Well Water" outside irrigation system. The Owner says that he enjoys picking limes from his own backyard tree. Property has an extra long driveway with a single car detached garage. Front side also has parking for additional cars. An additional storage area is located a Basement Room on the west side of the Property, for floats, paint or any other misc. items.

The condition of this Home is 10 out of 10 and certainly is a rare opportunity for a Lucky Buyer, to proudly own a Beach House on this Coveted Street in this rental-restricted subdivision. And, at this price!!!

Shown by appointment only. Thank You

Built in 2003

Essential Information

MLS® #	943242
Price	\$3,300,000
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,825
Acres	0.16
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	45 White Cliffs Crest
Area	30A West
Subdivision	VILLAGE OF WHITE CLIFFS THE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Community Room, Exercise Room, Gated Community, Minimum Rental Prd, No Short Term Rental, Pavillion/Gazebo, Playground, Pool, TV Cable Available, Tennis, Pickle Ball
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Phone Available, Tap Fee Paid, Underground
Parking Spaces	1
Parking	Carport: Attached, Garage: Detached
# of Garages	1
Water View	GULF
Pool	Community, Private

Interior

Interior Features	Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Floor Tile, Lighting Recessed, Pantry, Furnished - All, Kitchen Island, Newly Painted, Plantation Shutters, Shelving, Wet Bar, Window Treatment All, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Microwave, Smoke Detector, Auto Garage Door Opn, Dryer, Fire Alarm/Sprinkler, Ice Machine, Oven Double, Refrigerator W/Ice Maker, Security System, Stove/Oven Gas, Trash

	Compactor, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: High Efficiency, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior	Foundation On Pilings, Roof Tile/Slate, Siding Stucco, Trim Aluminum
Exterior Features	Sprinkler System, Balcony, Columns, Deck Open, Fenced Lot-All, Patio Open, Porch Open, Shower
Lot Description	Covenants, Sidewalk, Within 1/2 Mile Of Water
Windows	Double Paned Windows
Roof	Foundation On Pilings, Roof Tile/Slate
Foundation	Foundation On Pilings

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family, Deed Restriction
HOA Fees	1250.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Lokation
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