

# \$3,495,000 - 5738 West County Highway 30a, SANTA ROSA

MLS® #950626

## \$3,495,000

6 Bedroom, 7.00 Bathroom, 3,261 sqft  
Detached Single Family on 0.38 Acres

DUNCAN 4 LOT SUBDIVISION, SANTA ROSA BEACH, FL

Looking for Gulf-front views without the Gulf-front price tag? Prominently positioned one tier back from the turquoise-hued waters on 30A, this like-new coastal retreat spans three distinct levels totaling over 3,200 square feet. Upon initial approach, the oversized paver driveway with ample parking leads way to the entry porch and foyer. Two guest suites equipped with ensuites boasting beautifully tiled showers, built-in closets are found on the first level in addition to a secondary living area with full bathroom and direct access to the outdoor oasis. Echoing the soothing ripple of cascading water, the Gulf-facing backyard provides a true continuation of living space featuring a heated pool, sunning deck, and grill area. Ascending to the second floor, the heart of the residence unfolds with a sophisticated living space designed for both relaxation and entertainment. In addition to the stairs, the elevator provides a heightened layer of accessibility and convenience servicing all levels. The generously sized living and dining areas are adorned with custom tray ceilings and chic furnishings anchored by the covered terrace spanning the full width of the space and the 180-degree Gulf views.

Ideal for culinary enthusiasts, the gourmet kitchen encompasses custom cabinetry, stunning quartz countertops, a luxury appliance package with gas range, and kitchen island with integrated seating. Overlooking the preserve to the North, the



junior suite on the second floor is flooded with natural light featuring an ensuite and covered terrace ideal for enjoying a morning cup of coffee or evening read.

Anchored by a wall of windows showcasing the views out to sea, the primary suite situated on the third level is synonymous with relaxation with custom ceiling accents, a seating area, and direct access to the covered terrace providing the perfect place to admire the new palate of mesmerizing hues emitted by the renowned Emerald Coast sunsets each and every night. The sumptuous ensuite offers a spa-like experience with a soaking tub, tiled wet room, and water closet. An additional guest suite with terrace access and laundry quarters complete the uppermost level. When it comes to ultra-luxe Gulf front living, the allure and stature of 5738 West County Highway 30A remains unrivaled. The culmination of luxury and exclusiveness creates an intimate setting while remaining geographically poised seconds from the Fort Panic Regional Beach Access with nearly 1,500 feet of public beach frontage along with all of the acclaimed dining and entertainment 30A has to offer

The impressive rental potential currently projected at over \$200,000 annually coupled with the turn-key configuration and recent upgrades create a compelling opportunity for investors and second or full-time residents alike.

The "town center" at Gulf Place featuring Chefs 30A Deli & Breakfast, Shunk Gulley Oyster Bar, Pizza by the Sea, Renaissance French Restaurant, Sunrise Coffee, Perfect Pig, Shelbys, Pecan Jacks, Jonah Papa Surfs and local boutiques with walking & biking trails is also poised minutes away. Inquire today to arrange a private viewing and start living the

coastal lifestyle you deserve.

Built in 2014

### Essential Information

MLS® #	950626
Price	\$3,495,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,261
Acres	0.38
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	5738 West County Highway 30a
Area	30A West
Subdivision	DUNCAN 4 LOT SUBDIVISION
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Fishing, Pets Allowed, Short Term Rental - Allowed, TV Cable Available
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Water View	GULF
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features	Ceiling Raised, Floor Tile, Furnished - All, Kitchen Island, Lighting
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Appliances	Recessed, Pantry, Window Treatmnt Some, Elevator Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans, Water Heater - Two +
# of Stories	3

### Exterior

Exterior	Frame, Roof Tile/Slate, Foundation Slab On Grade, Siding Stucco, Trim Vinyl
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Pool - Heated, Pool - In-Ground, Porch Covered, Sprinkler System, Yard Building, Fenced Lot-Part
Lot Description	Restrictions, Within 1/2 Mile Of Water, Easements
Windows	Double Paned Windows, Storm Windows, Tinted Windows
Roof	Roof Tile/Slate
Construction	Frame
Foundation	Foundation Slab On Grade

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

### Listing Details

Listing Office	Corcoran Reverie SRB
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