

# \$3,585,000 - 6212 W County Hwy 30a, SANTA ROSA BEACH

MLS® #939691

## \$3,585,000

5 Bedroom, 7.00 Bathroom, 3,921 sqft  
Detached Single Family on 0.00 Acres

BEACH HIGHLAND 1ST ADD, SANTA ROSA BEACH

Belmont on the Beach is a turn key ready POOL home located right on 30A! This stunning residence is being sold fully furnished; every bedroom has its own private bathroom, and you can take in the magnificent Gulf views from both the third floor balcony and the private observation deck. With NO HOA, attention to detail is evident throughout this home, and you can enjoy entertaining and cooking out by the pool with your poolside refrigerator, grill, and fire pit while relaxing on the outdoor furniture. On the pool level you will find a living room, two full bedrooms with ensuite bathrooms and a half bath for guests. On the second floor you will find a Chef's Kitchen with a Viking Range and oversized Fridge, wine cellar, pellet ice maker, two sinks, oversized island and bar seating (more)bar seating for entertaining, pot filler for convenience while cooking, and more. On the main level there are also two sets of washer and dryer units as well as a half bath just off the kitchen. On the top floor there are 3 bedrooms with their own private bathrooms, as well as a bunk room with 2 sets of twin bunk beds, adjacent to a reading nook overlooking the balcony- but don't worry there is also an elevator! From the balcony you can also take the spiral stairs up to the private observation deck to relax, sun bathe, enjoy the Gulf views and sea breeze and more! This custom home was built on a concrete pile cap foundation to ensure peace of mind for years to come. Make an appointment to see this home today in



The Belmont at the Beach - 6212 W Co Hwy 30A

SEASON	DATES	NIGHTS RENTED	CONSERVATIVE	MID	HIGH
Spring Break	March 2 - April 12	18	\$21,000.00	\$22,470.00	\$25,166
Spring	April 13 - May 17	27	\$29,250.00	\$31,297.50	\$35,053
Summer	May 18 - August 2	62	\$103,333.33	\$110,566.67	\$123,835
Late Summer	August 3 - September 6	14	\$14,000.00	\$14,980.00	\$16,778
Fall	September 7 - October 18	30	\$25,000.00	\$26,750.00	\$29,960
Winter	October 19 - March 1	35	\$17,500.00	\$18,725.00	\$20,972
			<b>\$210,083.33</b>	<b>\$224,789.17</b>	<b>\$251,763.87</b>

At Five Star Properties and Bliss Beach Rentals, we strive to be different. From your introductory experiences with our owner services team to the behind-the-scenes work done by our in-house cleaners, maintenance technicians, and sales and marketing departments, we take tremendous pride in creating a five-star experience for our owners and guests.

- Nationally Recognized Marketing
- Award-Winning Housekeeping Department
- 24/7 Maintenance
- Dedicated Owner Liaison
- Personalized Concierge Services & On-site Greetings



person!

Built in 2023

### Essential Information

MLS® #	939691
Price	\$3,585,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,921
Acres	0.00
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	6212 W County Hwy 30a
Area	30A West
Subdivision	BEACH HIGHLAND 1ST ADD
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 - Natural
Parking	Carport: Attached, Covered, Golf Cart: Enclosed
Water View	GULF
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - House, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Elevator, Floor Vinyl, Hallway Bunk Beds, Kitchen Island, Lighting Recessed
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Appliances	Cooktop, Dishwasher, Disposal, Freezer, Ice Machine, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, Ceiling Fans
# of Stories	4

### Exterior

Exterior	Concrete, Foundation On Pilings, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Deck Covered, Deck Open, Pool - Gunite Concr, Pool - House, Separate Living Area, Sprinkler System
Lot Description	Survey Available, Within 1/2 Mile Of Water
Roof	Foundation On Pilings, Roof Metal
Foundation	Foundation On Pilings

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	County, Residential Single Family
HOA Fees	0.00

### Listing Details

Listing Office	Gulfside Haven LLC
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