

\$2,250,000 - 77 Cote D Azur Dr, SANTA ROSA BEACH

MLS® #948517

\$2,250,000

6 Bedroom, 5.00 Bathroom, 2,468 sqft
Detached Single Family on 0.08 Acres

COTE D' AZUR, SANTA ROSA BEACH, FL

\$20,000 FURNISHING ALLOWANCE OFFERED BY SELLER TO BE PAID AT CLOSING. Steps to the beach in the heart of Seagrove, this home has a modern aesthetic with warm, coastal touches throughout. The main floor maintains an open concept from the kitchen to the living area that carries out to a balcony space with Gulf views. The fully equipped kitchen features a large island for additional preparation or serving space and offers bar seating that is perfect for entertaining large parties after a day at the beach. Fully stocked, the kitchen showcases stainless steel Viking appliances and is gas friendly. On this floor you will find 2 bedrooms, each with their own en-suit. Additionally, there are 2 laundry spaces for added convenience, one on the main level and one on the third. And, as an added bonus there are 2 twin, built-in bunk beds for guest use or relaxation. The third floor has four bedrooms and three full bathrooms, with bedrooms 5 and 6 sharing a Jack and Jill style bathroom with walk-in shower. The Primary bedroom is nearest the front of the home to highlight the beautiful gulf views from a private balcony. The Primary has a private en-suite with dual vanities and a large walk-in shower with glass enclosure. Head downstairs to enjoy a large outdoor space with a covered patio, heated swimming pool, outside shower, and grilling area. This space is tiled throughout and provides an outdoor dining area perfect for entertaining. There is additional storage and



an owners closet, as well as, the elevator entry on this entry floor. The home as a single, covered carport space and 2 additional driveway spaces for parking. Cote D'Azur maintains private beach access directly to Seagrove Beach, a short walk across the street from the property. This area is golf cart friendly and is in close proximity to many local restaurants and shops.

Special features include but are not limited to: 5 King beds in each spacious bedroom plus 2 twin bunks perfect for peak rental potential. Each bathroom maintains stunning tile shower detailing with glass enclosures. With three floors, the home has an elevator for easy accessibility. Luxury Vinyl Plank can be found throughout the home with iron railings showcasing the staircases to add a modern flare. Lastly, the patio area has a stucco privacy fence surrounding for optimal seclusion.

The neighborhood is short-term rental friendly and the home currently is on a vacation rental program, self managed. The home is being sold fully furnished. Start your permanent vacation, today!

Built in 2022

Essential Information

MLS® #	948517
Price	\$2,250,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,468
Acres	0.08
Year Built	2022
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	77 Cote D Azur Dr
Area	30A East
Subdivision	COTE D' AZUR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Short Term Rental - Allowed, Deed Access
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking	Carport: Attached, Guest
Water View	Gulf/Pass
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Elevator, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Owner's Closet
Appliances	Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
# of Stories	3

Exterior

Exterior	Roof Metal, Siding Stucco, Foundation Stilts
Exterior Features	Balcony, Fenced Back Yard, Pool - Heated, Pool - In-Ground, Shower, Deck Covered
Lot Description	Survey Available, Within 1/2 Mile Of Water, Interior
Windows	Storm Windows
Roof	Roof Metal
Foundation	Foundation Stilts

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1300.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Corcoran Reverie Destin
----------------	-------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on July 29th, 2024 at 1:15am CDT