

# \$3,573,045 - Lot 2 Mary Street, SANTA ROSA BEACH

MLS® #940394

## \$3,573,045

5 Bedroom, 7.00 Bathroom, 3,591 sqft  
Detached Single Family on 0.00 Acres

BLUE MOUNTAIN ESTATES, SANTA ROSA BEACH, FL

Pre-construction opportunity! Gorgeous four-story rental dream to be built south of 30A on Mary Street in Blue Mountain Beach. Take advantage of preconstruction pricing and add your personal touch to finishes. Perfect for indoor/outdoor entertaining, the first level includes a half bath and mini kitchen with a full sliding wall that opens to the pool deck. The second floor features the spacious kitchen, dining and living area, perfect for large families or parties to gather. The kitchen features Thermador appliances, a gas stove, ample counter space for serving, and a walk-in pantry. The third floor boasts a lovely master suite with a private balcony. Two guest suites with private bathrooms are also available on the third floor, one of which would be ideal for a multi-bunk room. The fourth floor boasts a second master suite, an additional guest suite with a private bathroom, and a large deck for entertaining and capturing amazing sunsets with Gulf views. The 30' by 16' deck will include a wet bar as well.

In order to service guests with ease, laundry rooms are located on the second and fourth floor. The home features an elevator as well servicing all floors.

The large pool will be partially shaded, bringing relief to the hot summer days. The pool deck will also have shaded areas to enjoy as well ample sunbathing space. The beach is just a short walk (less than 5 minutes). The



two car garage will be ideal for parking in addition to storing anything you need from beach items to a golf cart.

Blue Mountain Beach is one of the best beach communities on 30A with less crowds on the beach, easy access to restaurants and entertainment.

Built in 2024

### Essential Information

MLS® #	940394
Price	\$3,573,045
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,591
Acres	0.00
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	Lot 2 Mary Street
Area	30A West
Subdivision	BLUE MOUNTAIN ESTATES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Tap Fee Due, TV Cable Available
Parking Spaces	2

Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private

### **Interior**

Heating	Heat Pump Air To Air
Cooling	A/C: Central Electric
# of Stories	4

### **School Information**

Elementary	VAN R. BUTLER
Middle	FREEPORT
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Pinnacle Beach Properties
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