

\$1,700,000 - 10140 E County Highway 30a 2, Inlet Beach

MLS® #990133

\$1,700,000

3 Bedroom, 4.00 Bathroom, 2,062 sqft

Townhouse on 0.05 Acres

SUNSET BEACH, Inlet Beach, FL

Welcome to Sunset Beach, one of Highway 30A's most treasured gated communities and PRIME locations...where coastal luxury meets effortless beachside living with pristine Gulf views! Perfectly positioned south of 30A between Rosemary Beach and Alys Beach, this fully-furnished beach retreat offers the ideal blend of investment potential, relaxation, and best of all, convenience.

With deeded beach access, a heated Gulf-front pool and almost \$100K in annual rental income, this home performs as beautifully as it lives.

Step inside to more than 2,000 square feet of bright, coastal-inspired interiors, featuring 3 spacious bedrooms, 4 full baths, multiple inviting living spaces, including 6 covered porches, designed for gathering and unwinding. This home exudes that indoor-outdoor feel that is so incredible with the coastal Florida lifestyle desired. Recent renovations include a spacious kitchen open to the living area with new appliances and high-end bathroom renovations including beautiful Carrara marble tile and Quartzite countertops. Both seamlessly elevate the home's clean, modern coastal feel on 30A.

What truly sets this property apart besides the prime location are the two enclosed patios and four covered balconies that wrap every level, creating endless outdoor spaces to lounge,



dine, sip morning coffee, and take in the stunning views of Sunset Beach and the shimmering Gulf turquoise waters. Enjoy Gulf views from the comfort of two your own spacious patios off the primary suite! Located an easy walk or bike ride to the boutiques and restaurants of Rosemary Beach, Alys Beach, and Seacrest Beach, this home offers the true "park your car and enjoy everything by foot" lifestyle that makes south-of-30A living so special. Imagine mornings at Fonville Press in Alys Beach and dinner at Gallion's in Rosemary Beach. All of the east end of 30A is just steps from your front door.

On the main level, enter through a covered porch where the family can enjoy foosball and a private place to sit in the shade. This level features a junior primary suite, garage and two spacious owners closets inside. On the second level, you'll find a great room with a spacious living room, light-filled dining room, luxurious kitchen, full bath and three incredible covered porches to lounge on...two overlooking Sunset Beach and one overlooking Highway 30A. On the upper level, you'll experience a large primary suite with two GULF-VIEW covered private porches and a guest bedroom with en suite bath.

A very rare two-car garage provides exceptional storage and convenience, along with additional parking, an invaluable benefit in this highly desired corridor of Highway 30A. A private walkway lined with stunning palm trees, just steps away, leads through the charming Sunset Beach community to your own deeded beach access and heated, Gulf-front community pool, making every day feel like a vacation with ease.

This turn-key luxury property is ready for its next chapter. Whether as a serene second home or a strong income-producing

investment, don't miss this incredible opportunity on the beaches of Highway 30A!

Built in 2006

Essential Information

MLS® #	990133
Sold Price	\$1,700,000
List Price	\$1,875,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,062
Acres	0.05
Year Built	2006
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Sold

Community Information

Address	10140 E County Highway 30a 2
Area	18 - 30A East
Subdivision	SUNSET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, Underground
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Split Bedroom, Washer/Dryer
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	Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Dead End, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Metal
Construction	Stucco, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	297
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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