

\$612,000 - 117 Village Boulevard 722, Santa Rosa Beach

MLS® #1003625

\$612,000

4 Bedroom, 3.00 Bathroom, 1,644 sqft
Condominium

VILLAGE AT BLUE MOUNTAIN BEACH,
Santa Rosa Beach, FL

Located within the gated community of The Village at Blue Mountain Beach along Scenic Highway 30A, Unit 722 offers a rare opportunity to enjoy the laid-back coastal lifestyle of Blue Mountain Beach with the flexibility of short-term rental potential. This two-story residence features 4 bedrooms, 3 bathrooms, and approximately 1,644 square feet of thoughtfully designed living space, ideal as a primary residence, second home, or investment property. Never rented and never placed on a rental program, the unit has been privately maintained and thoughtfully cared for, contributing to its excellent condition. Offered fully furnished and move-in ready, the property allows owners to immediately begin enjoying the home or capitalize on its strong rental appeal, with annual gross rental projections estimated at up to approximately \$50,000. The community is known for its exceptional amenities, including a resort-style pool, fitness center, putting green, shuffleboard courts, private gated entrances, and convenient golf cart parking. Positioned just a short bike ride or golf cart ride from the sugar-white sands of the Gulf, owners and guests enjoy easy access to both Blue Mountain Regional Beach Access and Goatfeathers Public Beach Access.

Inside, the spacious layout is designed for comfortable coastal living and effortless entertaining, offering multiple sleeping



accommodations across two levels for family and guests alike. Whether used as a personal beach retreat or income-producing vacation rental, the home provides the ideal combination of privacy, convenience, and low-maintenance ownership in one of 30A's most desirable beach communities. Residents enjoy close proximity to local restaurants, coffee shops, boutiques, and outdoor recreation, all within minutes of the property.

Blue Mountain Beach is beloved for its relaxed atmosphere, elevated dunes, scenic bike paths, and convenient access to some of the best dining and beaches along 30A. From morning coffee runs and sunset beach walks to paddleboarding on nearby coastal dune lakes, the area offers a true coastal lifestyle while remaining centrally located to neighboring communities including Grayton Beach, Gulf Place, and Seaside.

Built in 2006

Essential Information

MLS® #	1003625
Sold Price	\$612,000
List Price	\$634,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,644
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	117 Village Boulevard 722
Area	17 - 30A West

Subdivision	VILLAGE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
-----------	--

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	115
-----------------	-----

Listing Details

Listing Office	Berkshire Hathaway HomeServices
----------------	---------------------------------

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 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 9:07am CDT