

# \$2,345,000 - 1235 Allen Loop Drive, Santa Rosa Beach

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MLS® #906651

**\$2,345,000**

5 Bedroom, 5.00 Bathroom, 2,680 sqft

Detached Single Family on 0.20 Acres

DUNE ALLEN 1ST ADDN, Santa Rosa Beach, FL

LOCATED ACROSS SCENIC 30A FROM ONE OF THE LARGEST EXPANSES OF PUBLIC BEACH ALONG 30A IN SANTA ROSA BEACH, FLORIDA! NEW POOL and PRIVACY FENCE! NO HOA! Welcome to 1235 Allen Loop Drive of Dune Allen Beach, Florida! This extraordinary address hosts an exceptionally well-constructed and maintained resort home that offers broad versatility through many potential use scenarios, such as an ultimate family compound with independently accessible floors and private balconies featuring breathtaking view corridors to the Gulf of Mexico; or perhaps an investor interested in optimizing robust resort rental income coupled with use and enjoyment, offering a tangible, income-producing, generational asset with residual value and the superb lifestyle of Scenic 30A in... Santa Rosa Beach, Florida; an area that ranks among the most favorable in the nation. This 3-story coastal retreat, constructed in 2017, is... oriented perfectly and only approximately 250' to the world-class, Caribbean-like beaches indicative of the ecological treasure trove 30A has to offer. The beach access is public and maintained by Walton County. Oyster Lake, a rare Coastal Dune Lake that is only a stone's throw away, the likes of which can be discovered in only five countries around the globe, can be admired from the rooftop terrace as you also enjoy the sensational sunsets and fabulous views of the Emerald Green Gulf



waters reflecting beautifully from the sugary-white beach (Quartz sand) atop your family's private enclave.

The home design and its engineering is state of the art, as the seller has and continues to commit exceptional passion and pride of ownership. The site will accommodate at least 13 cars, partly covered inside 3 enclosed garages; additionally, a concrete pad site that could accommodate a large motorcoach or up to a 40' boat/trailer.

Handicap accessible features, including ramps and an elevator that services three floors, will broaden your ability to offer the utmost conveniences to your family and guests. All four floors, which include the rooftop terrace, are accessible from internal stairs, as well as an external stair structure. Should expansion be of interest, the garage level is constructed and insulated to cost-effectively accommodate more bedrooms and living areas.

Located on the West end of the Scenic 30A corridor, this location is undeniably most convenient to South Walton County's most favored commercial conveniences, shopping & restaurant districts, such as Grand Boulevard, Sacred Heart Hospital, and a phenomenal state park known as Topsail State Park, which offered guests 1,600 acres of indigenous forest, 3-miles of native, protected beach, and hiking & biking trails.

Please inquire for further details and to schedule a private showing.

Built in 2017

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | 906651      |
| Sold Price | \$2,345,000 |
| List Price | \$2,590,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,680                  |
| Acres          | 0.20                   |
| Year Built     | 2017                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1235 Allen Loop Drive |
| Area        | 17 - 30A West         |
| Subdivision | DUNE ALLEN 1ST ADDN   |
| City        | Santa Rosa Beach      |
| County      | Walton                |
| State       | FL                    |
| Zip Code    | 32459                 |

### Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Amenities    | Beach, Short Term Rental - Allowed                            |
| Utilities    | Electric, Public Sewer, Public Water, TV Cable                |
| Parking      | Garage Door Opener, Oversized, RV Access/Parking, See Remarks |
| # of Garages | 3                                                             |
| View         | Gulf, Lake                                                    |
| Has Pool     | Yes                                                           |
| Pool         | Above Ground                                                  |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Handicap Provisions, Kitchen Island, Recessed Lighting, Pantry, Wet Bar, Elevator |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater                                          |
| Heating           | Central                                                                                                                               |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                           |
| # of Stories      | 3                                                                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Hot Tub, Separate Living Area |
| Lot Description   | Corner Lot, Sidewalk                   |
| Windows           | Window Treatments                      |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 1481                |
| Zoning          | Resid Single Family |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Somers & Company |
|----------------|------------------|

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