

\$1,725,000 - 164 Blue Lupine Way Unit 411, Santa Rosa Beach

MLS® #979431

\$1,725,000

4 Bedroom, 3.00 Bathroom, 1,948 sqft
Condominium

INN AT BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Welcome to Crabby Jack's, a beautifully remodeled top-floor corner unit at the Inn at Blue Mountain Beach and the only Gulf-front condo currently available in the building. With sweeping east and south-facing views of the emerald coastline, this rare opportunity won't last long. Units in this low-density building rarely come to market, the last few sold in 2021, making this a truly special offering on 30A.

From the moment you step inside, you're greeted by breathtaking views and a spacious, open-concept living area that flows seamlessly to the large balcony. It's the perfect place to relax, unwind, and soak in the sights and sounds of the Gulf. Renovated in May 2021, the entire condo features all-new furniture, mattresses, and bed linens, creating a fresh, comfortable, and inviting environment for owners and guests alike.

Crabby Jack's comfortably sleeps more than most 4-bedroom units (including a charming bunkroom perfect for kiddos), making it an excellent investment with actual rental income of up to \$100K since owners have managed. The primary suite is Gulf-front with balcony access and a luxurious bath that includes double vanities, a shower, and a whirlpool tub. Two guest bedrooms each have ensuite baths,



one with a queen bed and one with a king, while the cozy bunkroom provides a fun and functional space for little ones to sleep and play.

Recent upgrades include impact-resistant doors and windows, offering peace of mind and durability. Guest reviews consistently praise the incredible views, thoughtful design, and comfortable accommodations, with repeat visitors calling it far superior to other units they've stayed in.

The Inn at Blue Mountain Beach offers unmatched amenities: 150 feet of private deeded beach access, a Gulf-front pool and hot tub, 50-foot atrium, fitness center, two elevators, open and covered parking, individual storage cages, and beach service. With only 48 units and a recent \$1.6M renovation, this well-maintained and secure building is one of the best-kept secrets on 30A. Crabby Jack's is not just a beach condo, it's a coastal retreat you'll never want to leave.

Built in 1999

Essential Information

MLS® #	979431
Sold Price	\$1,725,000
List Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,948
Year Built	1999
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	164 Blue Lupine Way Unit 411
Area	17 - 30A West
Subdivision	INN AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Elevators, Exercise Room, Gated Community, Pool, Separate Storage, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	1
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf

Interior

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

Exterior

Exterior Features	Balcony, Columns, Hot Tub
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	454
HOA Fees	1774.09
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Compass
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