

# **\$2,484,000 - 17 Sand Dunes Road, Santa Rosa Beach**

MLS® #926424

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## **\$2,484,000**

5 Bedroom, 6.00 Bathroom, 3,105 sqft

Detached Single Family on 0.17 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Completed in 2021, this pristine beach house south of 30A is available fully furnished and turnkey. It's just the place to enjoy family vacations and memory-making year after year. Designed in a traditional southern style, it boasts full-width porches front and rear and a covered poolside terrace for socializing, entertaining and having fun. A paved driveway and garage provide ample parking and storage for bicycles and beach toys. The interior benefits from lofty ceilings and gleaming hardwood floors complemented by quartz countertops and stainless steel appliances in the impressive gourmet kitchen. It has everything you need to create meals for hungry hordes after a day at the beach. The open family room with its multi-paneled windows and white color palette feels cool and spacious. A refectory table is the perfect place to gather over dinner and discuss the day. Five en suite bedrooms ensure everyone has their own private space, even with 16 guests. There's a first-floor guest suite, three bedrooms and a master on the second floor, and a fun 29-ft. bunk room/den for youngsters tucked away in the loft.

Families will spend many happy hours in the enclosed yard with a private pool for splashing around while dinner sizzles on the barbecue. The beach is just a short walk away for swimming, shelling and sandcastles. Visit the farmer's market and boutiques in Gulf Place or head to your favorite restaurant in Seaside,



Florida. Located on the sought-after south side of 30A, this beautiful beach house is just waiting for you to add your personal touch to make it home.

Built in 2021

**Essential Information**

MLS® #	926424
Sold Price	\$2,484,000
List Price	\$2,625,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,105
Acres	0.17
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	17 Sand Dunes Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

**Amenities**

Amenities	Beach
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	1
Parking	Garage, Garage Attached, Guest
# of Garages	1
Has Pool	Yes

Pool                      Pool - Heated, Pool - In-Ground, Private

**Interior**

Interior Features      Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Window Treatment All

Appliances              Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator, Refrigerator W/IceMk, Security System, Smoke Detector, Stove/Oven Gas, Washer

Heating                  Heat Cntrl Electric

Cooling                  AC - Central Elect, Ceiling Fans

# of Stories              3

**Exterior**

Exterior                  Frame, Roof Metal, Siding CmntFbrHrdBrd

Exterior Features      Balcony, BBQ Pit/Grill, Columns, Fenced Back Yard, Fenced Privacy, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch, Porch Screened, Shower, Summer Kitchen

Lot Description          Corner, Survey Available, Within 1/2 Mile to Water

Roof                      Roof Metal

Construction            Frame

**School Information**

Elementary              Van R Butler

Middle                    Emerald Coast

High                        South Walton

**Additional Information**

Days on Website      328

Zoning                    Resid Single Family

HOA Fees                0.00

**Listing Details**

Listing Office            Scenic Sotheby's International Realty

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