

# \$1,785,000 - 171 White Cliffs Boulevard, Santa Rosa Beach

MLS® #909510

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## \$1,785,000

4 Bedroom, 4.00 Bathroom, 2,944 sqft

Detached Single Family on 0.20 Acres

VILLAGE OF WHITE CLIFFS THE, Santa Rosa Beach, FL

Nestled within the gates of The Village of White Cliffs on the south side of Scenic Highway 30A, this meticulously maintained home sits on a large 0.2 acre lot and offers an open floor plan utilizing mostly first-floor living with vaulted ceilings, gourmet kitchen, both a breakfast nook and dining area, two-car garage, additional ample parking along with spacious and flexible outdoor living space surrounded by lush landscaping for added privacy. This home embraces a stellar design for comfort, class and convenience radiating fine craftsmanship and luxury beach living. The master suite boasts a private location on the first floor with a double vanity, walk-in shower and freestanding bathtub. Two additional guest bedrooms and a full bathroom are also positioned on the first floor. For added convenience, the first floor also offers a powder bathroom with access to the outdoor shower, perfect for entering after a day at the beach, a dedicated laundry room and numerous storage options. The second floor is dedicated to the fourth bedroom offering a private guest suite complete with a full bathroom and balcony with views of the gulf. The Village of White Cliffs is a non-rental (+6 months only), gated, community located in Blue Mountain Beach, directly off Highway 30A. A short walk away is the community walkover offering convenient bathrooms and a lookout tower overlooking a sprawling private beach. Located in the heart of White Cliffs is the amenity center with a seasonally heated



community pool, lighted tennis court and clubhouse with a full kitchen, a billiards room, gathering space and fitness room.

Built in 1999

### **Essential Information**

MLS® #	909510
Sold Price	\$1,785,000
List Price	\$1,849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,944
Acres	0.20
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	171 White Cliffs Boulevard
Area	17 - 30A West
Subdivision	VILLAGE OF WHITE CLIFFS THE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Community Room, Game Room, Gated Community, Pool, No Short Term Rental, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached, Oversized
# of Garages	2
Has Pool	Yes

Pool                      Community

**Interior**

Interior Features      Breakfast Bar, Built-In Bookcases, Ceiling Vaulted, Fireplace, Floor Tile, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Window Treatment All

Appliances              Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Range Hood, Refrigerator, Stove/Oven Gas, Washer

Heating                  Heat Cntrl Electric

Cooling                  AC - 2 or More, AC - Central Elect, Ceiling Fans, Water Heater - Two +

Fireplace                Yes

Fireplaces              Fireplace

# of Stories             2

**Exterior**

Exterior                 Roof Metal, Stucco

Exterior Features      Balcony, Columns, Patio Covered, Porch, Shower

Lot Description        Covenants, Sidewalk, Within 1/2 Mile to Water

Roof                      Roof Metal

**School Information**

Elementary             Dune Lakes

Middle                  Emerald Coast

High                      South Walton

**Additional Information**

Days on Website      574

Zoning                  Resid Single Family

HOA Fees                1250.00

HOA Fees Freq.        Quarterly

**Listing Details**

Listing Office           Scenic Sotheby's International Realty

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