

\$1,800,000 - 18 Sand Cliffs Drive, Inlet Beach

MLS® #980917

\$1,800,000

5 Bedroom, 4.00 Bathroom, 3,529 sqft

Detached Single Family on 0.19 Acres

SAND CLIFFS, Inlet Beach, FL

Located south of 30A and just west of Alys Beach and Kaiya Beach, this home sits in the quiet, gated, non-short-term rental community of Sand Cliffs.



Inside, you'll find an open-concept living area, 5 bedrooms, 3.5 bathrooms, and a spacious third-floor bonus room—ideal for guests or extra living space. The primary bedroom is on the first floor for easy access and convenience. A large second-floor balcony offers views of Kaiya Beach, perfect for morning coffee. Enjoy the private heated pool with a water feature, plus easy beach access via two deeded community walkovers. The property includes an 8-foot privacy fence, fully turfed front and back yards, an attached two-car garage, and ample parking. The front gate was completely remodeled and finished in 2025, giving the neighborhood a fresh updated look.

Nearby communities like Kaiya, Alys, Seacrest, and Rosemary Beach offer world-class dining and shopping, all easily accessible by foot, bike, or golf cart. Watersound Camp Creek is just over a mile away ideal for Watersound Club members.

** Buyer to verify all information and dimensions. ** Schedule your showing today!

Built in 2018

Essential Information

MLS® #	980917
Sold Price	\$1,800,000
List Price	\$2,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,529
Acres	0.19
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	18 Sand Cliffs Drive
Area	18 - 30A East
Subdivision	SAND CLIFFS
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Deed Access, Gated Community, Short Term Rental - Not Allowed
Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas

# of Stories	3
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Exterior

Exterior Features	Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Roof	Metal
Construction	Concrete, Frame, Roof Pitched, Siding CmntFbrHrdBrd

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	425
Zoning	Resid Single Family
HOA Fees	930
HOA Fees Freq.	Annually

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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