

# **\$9,400,000 - 23 Highland Avenue, Santa Rosa Beach**

MLS® #900559

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## **\$9,400,000**

8 Bedroom, 10.00 Bathroom, 6,545 sqft  
Detached Single Family on 0.44 Acres

BEACH HIGHLAND, Santa Rosa Beach, FL

Gulf Front Privacy - Iconic property - First time offered for sale - Nestled in the coveted neighborhood of Beach Highland, where turnover is rare and so are the crowds, you will find this peaceful property approximately 26' above sea level with 100' of private beach frontage. The home enjoys almost 9,000 sq. ft. under roof (6,545 sq. ft. heated/cooled sq. ft. & 2,452 porches). The main home has five bedrooms, five full baths, and one half bath. The carriage house has three bedrooms, three full baths, and a bunk room. Additionally, there is a resort-style pool and a hot tub, all in a very private coastal setting. Designed by renowned architect Matthew Savoie, 23 Highland Ave is a captivating residence to enjoy for generations. Enter the private, gated paradise among lush, mature trees and vegetation. The main house features a large open living area and four Gulf-front bedrooms, including a spectacular master retreat. The master includes a large bathroom, two walk-in closets, a coffee bar, a fireplace, a living area, and access to the workout bonus space. A fifth bedroom includes four built-in full bunk beds. A warm, peaceful, grand entry with twelve-foot ceilings naturally leads you to the Gulf, where some of the most breathtaking porches, decks, and views on Scenic Hwy 30A reside. Well-appointed with attention to detail throughout, this home takes full advantage of 100 feet presiding over the white sand beach and spectacular water of the Emerald Coast. On the upper level of the carriage house, there



are two bedrooms, two bathrooms, a spacious family room, a kitchenette, laundry, and porches with Gulf, pool, and courtyard views. The lower level in the carriage house features a living room, kitchenette, laundry, bedroom, bunkroom, and garage. The main house and guest quarters layout are ideal for maintaining space and privacy for a large gathering at the beach. The oasis pool and separate hot tub are very generous in size and keenly positioned for privacy in the abundant and mature landscaping while offering a gulf-front presence. World-class surf fishing is just steps away from the front door, or take a stroll down the beach to enjoy Stallworth Lake and miles of the tranquil beauty of Topsail Park Preserve. Superior construction, high elevation, a seawall, 100' on the Gulf, and property ownership to the mean high water line are features that will catch the eye and check the boxes for the most discerning of buyers. A new roof was installed in October 2022. All information is believed to be accurate but should be verified.

Built in 2000

### **Essential Information**

MLS® #	900559
Sold Price	\$9,400,000
List Price	\$10,650,000
Bedrooms	8
Bathrooms	10.00
Full Baths	8
Half Baths	2
Square Footage	6,545
Acres	0.44
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status Sold

### Community Information

Address 23 Highland Avenue  
Area 17 - 30A West  
Subdivision BEACH HIGHLAND  
City Santa Rosa Beach  
County Walton  
State FL  
Zip Code 32459

### Amenities

Utilities Electric, Gas - Natural, Public Sewer, Public Water  
Parking Spaces 1  
Parking Garage Detached  
# of Garages 1  
Is Waterfront Yes  
Waterfront Gulf  
Has Pool Yes  
Pool Pool - In-Ground, Private

### Interior

Interior Features Breakfast Bar, Built-In Bookcases, Ceiling Raised, Fireplace Gas, Floor Hardwood, Floor Marble, Floor Terrazo, Floor Tile, Floor WW Carpet, Furnished - None, Guest Quarters, Plantation Shutters  
Appliances Cooktop, Dishwasher, Disposal, Refrigerator W/IceMk, Security System, Stove/Oven Gas, Wine Refrigerator  
Heating Heat Pump Wtr Air 2+  
Cooling AC - 2 or More  
Fireplace Yes  
Fireplaces Fireplace Gas  
# of Stories 3

### Exterior

Exterior Concrete, Foundation On Piling, Frame, Roof Metal  
Exterior Features Balcony, Deck Covered, Deck Open, Fenced Back Yard, Fenced Privacy, Fireplace, Guest Quarters, Hot Tub, Lawn Pump, Patio Open, Pool - In-Ground, Porch, Sprinkler System  
Lot Description Bulkhead/Seawall, Coastal Setback, Covenants, Within 1/2 Mile to Water

Roof	Foundation On Piling, Roof Metal
Construction	Frame
Foundation	Foundation On Piling

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	772
Zoning	Resid Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Compass
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