

# \$4,400,000 - 250 Sand Cliffs Drive, Inlet Beach

MLS® #909055

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## \$4,400,000

3 Bedroom, 3.00 Bathroom, 2,258 sqft  
Detached Single Family on 0.23 Acres

Sand Cliffs, Inlet Beach, FL

This long-standing beach house is in an unbeatable location within an exclusive private beach community at the east end of 30A. It's perfect for beach lovers with its own private beach walkover. Look forward to morning strolls on the quiet beach with just pelicans and dolphins for company. This traditional beach house has high ceilings, three beds, three baths and a two-car garage. However, its true value is in the prime beachfront location of the lot. Sitting high on the bluff, it delivers outstanding views across the emerald Gulf of Mexico as far as the eye can see. Ideal as a primary or vacation home, this property is in a strictly non-rental gated community. It enjoys an exclusive environment for those who value their own privacy and security. Built in 1989, this home sits on a prized 200x50 lot. New owners may eventually want to replace it with their own dream luxury new build in this enviable location.

Please inquire about the seawall installed in 2006.

Built in 1989

## Essential Information

MLS® #	909055
Sold Price	\$4,400,000
List Price	\$5,500,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,258
Acres	0.23
Year Built	1989
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	250 Sand Cliffs Drive
Area	18 - 30A East
Subdivision	Sand Cliffs
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Fishing, Gated Community, No Rental, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage, Garage Attached
Is Waterfront	Yes
Waterfront	Gulf

### **Interior**

Interior Features	Ceiling Vaulted, Fireplace, Needs Work, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### **Exterior**

Exterior Features	Fireplace, Hurricane Shutters, Needs Work, Porch Screened
Lot Description	Coastal Setback, Covenants, Cul-De-Sac, Survey Available, Within 1/2 Mile to Water

**School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	582
Zoning	Deed Restrictions, Resid Multi-Family, Resid Single Family
HOA Fees	710.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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