

\$830,000 - 255 Blue Mountain Road 8, Santa Rosa Beach

MLS® #990346

\$830,000

1 Bedroom, 2.00 Bathroom, 1,043 sqft
Townhouse

MIRASOL T/H, Santa Rosa Beach, FL

When it comes to ultra-luxe 30a living, the allure and stature of Mirasol Townhomes remains unrivaled. Ideally positioned directly across from the beach, this casita has been completely reimagined and stands as the true epitome of private coastal living. The recent remodel curated by the renowned design team at Nest Canyon Creek, embraces an open-concept layout, clean lines, and a sophisticated aesthetic. Upon entry, you're welcomed into an expansive main living area flooded with natural light, casting a warm and inviting glow across the spacious interiors. The living room features tall ceilings, beautiful, engineered hardwoods, and premium finishes that flow seamlessly throughout the residence. The gourmet kitchen showcases custom cabinetry coupled with a Moroccan tile backsplash, stunning quartz countertops and a luxury appliance package complete with a gas range. Just steps from the outdoor oasis, the fully equipped wet bar- is perfectly positioned for preparing a morning beverage or evening nightcap in the conversation pit outside, an ideal spot to enjoy nature while listening to the soothing sound of waves in the distance.

Designed for ultimate relaxation, the bright and airy primary suite is a true retreat, boasting floor-to-ceiling like-windows with gulf views, a dedicated office nook, and custom window treatments. The sumptuous ensuite features



an extended floating vanity, custom tile selections, and an oversized rainfall shower. Step outside to the newly vaulted, extended covered patio, a true vantage point to admire the gulf views, surrounding topography, and the mesmerizing palette of Emerald Coast sunsets. Outdoor heaters and the fire pit just off the balcony ensure year-round enjoyment, even during cooler months.

Reconceptualized in 2025 under the direction of Scott Lesh Construction Company, this unit has undergone extensive updates. Enhancements include an extended roofline over a newly engineered roof deck designed to support heavy loads and withstand the natural elements, a new exterior staircase, high-impact windows and doors, natural gas installation, a tankless gas water heater, updated electrical and plumbing, new drywall with foam-insulated walls and roof, designer fixtures, custom paver parking with two dedicated spaces, refreshed landscaping, and much more.

The intimate low-density community of Mirasol Townhomes is positioned south of 30A, surrounded by lush vegetation, and is reigning on nearly an acre. Residents enjoy ideal proximity to the beach, dedicated parking spots, modernized curb appeal and easy access to our areas most acclaimed dining and entertainment venues. Residence #8 is offered fully furnished and projected to gross over \$60,000 a year, making it a compelling, turn-key opportunity for investors, full-time residents, and second-home owners alike. Inquire today to arrange a private viewing and begin living the coastal lifestyle you deserve.

Built in 1988

Essential Information

MLS® #	990346
Sold Price	\$830,000
List Price	\$849,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,043
Year Built	1988
Type	Townhouse
Sub-Type	Townhouse
Style	Spanish
Status	Sold

Community Information

Address	255 Blue Mountain Road 8
Area	17 - 30A West
Subdivision	MIRASOL T/H
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
View	Gulf, Water

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Newly Painted, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Freezer, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Sprinkler System
Lot Description	Corner Lot, Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Roof	Slate

Construction	Frame, Stucco, Trim Wood
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	291
Zoning	Resid Multi-Family
HOA Fees	650
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Corcoran Reverie SRB
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