

\$1,313,600 - 30 S Grande Beach Drive, Santa Rosa Beach

MLS® #953527

\$1,313,600

3 Bedroom, 3.00 Bathroom, 2,304 sqft
Detached Single Family on 0.09 Acres

Grande Beach, Santa Rosa Beach, FL

Incredible opportunity to own a private legacy home in highly sought after Grande Beach, South of 30A in Blue Mountain Beach. Since 1996 this original owner has gently lived in this 3 bedroom 3 bathroom beach house a few steps from the private beach walkover that also has views of the Gulf from the 3rd floor balcony. No busy streets to cross to get to your own private beach. There is so much to love about this house when you walk in and see the living room with an 18-foot vaulted ceiling and adjacent kitchen/dining area. Though built in 1996 it has had very little use and maintained so well that it makes it feel much newer and not worn out and abused - it has never been a rental. There is a large pantry just off the kitchen and huge storage area under the stairs. An outdoor shower helps you get the sand off when coming up from the beach and you can walk right into the bathroom from the outdoor shower area. The neighbor to the North combined the area between the two houses to make a shared outdoor patio area - perfect for evening meals or family gatherings. The first floor has one bedroom, the second floor has the master bedroom and one additional bedroom. The third floor has a pull-out day bed, office desk and wet bar area for drinks on the third-floor balcony. This home is being sold AS IS and turn-key furnished. All measurements are estimates and should be verified by the



buyers.

Built in 1995

Essential Information

MLS® #	953527
Sold Price	\$1,313,600
List Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	0.09
Year Built	1995
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	30 S Grande Beach Drive
Area	17 - 30A West
Subdivision	Grande Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Pool
Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central

Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Columns
Lot Description	Covenants, Easements, Interior Lot, Level, Sidewalk, Within 1/2 Mile to Water
Windows	Plantation Shutters
Roof	Concrete
Construction	Siding EIFS, Stucco

School Information

Elementary	Van R Butler
Middle	Bay
High	South Walton

Additional Information

Days on Website	806
Zoning	Resid Single Family
HOA Fees	600
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scott Provow Realty
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