

\$1,675,000 - 3654 E County Highway 30a 1b, Santa Rosa Beach

MLS® #1002174

\$1,675,000

3 Bedroom, 3.00 Bathroom, 1,802 sqft
Condominium

Seagrove Beach Dune Villas, Santa Rosa Beach, FL

Prominently positioned to showcase the stunning views of turquoise-hued waters on 30A throughout the unit, this like-new and never rented, coastal retreat spans three distinct levels totaling over 1,800 square feet. Upon initial entry, you're welcomed by a hallway that opens into a spacious main living and dining area, featuring stunning Gulf views, a thoughtfully designed coastal color palette, and soaring ceilings accented by elegant wood-plank tile flooring. Step outside to the adjoining arched terrace, the perfect place for admiring the beautiful palate of mesmerizing hues with unobstructed 180-degree views. The fully renovated kitchen features a luxury appliance suite, stunning quartz countertops coupled with a stunning backsplash and new fixtures. The primary suite, tucked away on the second level, is a true sanctuary of relaxation. Floor-to-ceiling windows flood the space with natural light and frame sweeping, unobstructed views of the beach and Gulf. Step out onto your private Gulf-front balcony to feel the ocean breeze and listen to the soothing rhythm of waves crashing along the shore. The spa-like ensuite features dual vanities, a walk-in wet room and custom cabinetry providing additional storage options. Just down the hall, the guest suite offers 2 full size beds, a private bath and terrace overlooking the community's pool. The top



floor loft quarters boast two twin size beds and is perfect place for the teenagers and kids to hang out.

This, fully furnished end-unit has been immaculately maintained and features tons of premium upgrades to include all new high impact windows and sliders, furnishings, fixtures, a new washing machine and dryer, new AC (2021) with integrated UV air filtration, professionally cleaned ductwork, a new water heater (2018), and is equipped with automatic hurricane shutters that were recently serviced, and much more.

The low-density community of Seagrove Dune Villas is tucked away in the heart of Seagrove Beach sprawling on nearly two acres and located further away from the public beach accesses, providing a more intimate and private setting..The complex is well maintained and just completed some recent updates which include adding dedicated golf-cart parking, landscaping rejuvenation, newly painted exterior, a newly resurfaced pool to include new pool loungers, a newly rebuilt boardwalk and paver path to the beach, and much more!

The culmination of luxury and exclusiveness creates a truly intimate setting while remaining geographically poised near all of the acclaimed dining and entertainment venues 30A has to offer and is just one mile east of Seaside! Impressive rental potential with projections over \$115,000 per year and basically all-inclusive dues makes this a compelling opportunity for both investors and second-home residents alike. Inquire today and start living the coastal lifestyle.

Built in 1983

Essential Information

MLS® #	1002174
Sold Price	\$1,675,000
List Price	\$1,725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Year Built	1983
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	3654 E County Highway 30a 1b
Area	18 - 30A East
Subdivision	Seagrove Beach Dune Villas
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront

Interior

Interior Features	Breakfast Bar, Crown Molding, Recessed Lighting, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony, Hurricane Shutters
Windows	Storm Window(s), Window Treatments
Roof	Shake

Construction Frame, Stucco, Trim Wood

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 153

Listing Details

Listing Office Corcoran Reverie SRB

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