

\$1,880,000 - 3722 E Co Hwy 30a 6, Santa Rosa Beach

MLS® #972089

\$1,880,000

3 Bedroom, 3.00 Bathroom, 1,603 sqft
Condominium

EMERALD HILL GULF FRONT CONDO,
Santa Rosa Beach, FL

Perched on the dune's edge with breathtaking gulf views, this Emerald Hill residence is a rare opportunity in the heart of Seagrove Beach. This stunning three-bedroom, three-bathroom townhome offers a luxurious coastal retreat with direct private beach access and an unbeatable location along Scenic Highway 30A. Located in the exclusive, low-density Emerald Hill community, this residence is designed for comfort and convenience, whether as a full-time residence, vacation getaway or investment property. In addition to its prime Gulf-front setting, the townhome also includes an attached single-car garage—a rare and valuable feature in this area. Perfect for secure parking, additional storage, or beach gear and bikes, the garage enhances the ease of beachside living. The second floor showcases an open-concept living, dining, and kitchen area, where walls of windows frame spectacular gulf views. A spacious balcony invites you to unwind while enjoying the soothing sound of waves rolling onto the shore. The cook's kitchen is equipped with modern appliances and ample counter space, making it perfect for preparing meals with family and friends. A guest bedroom with a custom queen-over-queen bunk bed is also on this level. Upstairs, the gulf-front primary suite is a private oasis, complete with its own balcony overlooking the emerald waters. A third bedroom with a king bed and ensuite bath completes the top floor, offering



additional comfort and privacy.

The Emerald Hill complex boasts a large, sunlit community pool, ideal for relaxing after a day at the beach. With private gated beach access, you can step onto the sugar-white sands within moments. The 19-mile paved bike and walking path along 30A is just outside, allowing easy access to neighboring beach towns such as Seaside, Florida, WaterColor, and Alys Beach. The property is also within walking distance to charming cafes, popular restaurants, boutique shops and everyday conveniences. Some of the area's most beloved state parks are just minutes away, providing opportunities for nature trails, rare coastal dune lakes and outdoor adventures.

Emerald Hill 6 is a rare find there hasn't been a three-bedroom unit available in this complex for over nine years. Whether searching for a serene beachside retreat or a high-performing rental investment, this gulf-front townhome offers unparalleled views, a prime location and the ultimate 30A lifestyle.

Built in 1983

Essential Information

MLS® #	972089
Sold Price	\$1,880,000
List Price	\$2,099,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,603
Year Built	1983
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	3722 E Co Hwy 30a 6
Area	18 - 30A East
Subdivision	EMERALD HILL GULF FRONT CONDO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric, Phone
Parking	Garage
# of Garages	1
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront

Interior

Interior Features	Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Shake
Construction	Block, Concrete
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	557
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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