

\$1,835,000 - 40 Louva Lane, Santa Rosa Beach

MLS® #1000829

\$1,835,000

4 Bedroom, 4.00 Bathroom, 2,703 sqft

Detached Single Family on 0.50 Acres

METES & BOUNDS, Santa Rosa Beach, FL

Situated just three blocks from the sand, 40 Louva Lane occupies a rare 0.50-acre parcel just above Gulf Place, making dining, shopping, and beach access within easy walking distance. This lot size is incredibly hard to find in this corridor, particularly with no HOA and no restrictions.

The home sits toward the back of the site, giving a feeling of privacy and seclusion. A long brick paver driveway leads to the courtyard entry and offers ample parking.

In total, the home offers 2,703 square feet, four bedrooms, three-and-a-half bathrooms, multiple porches, a resort-style pool, a 3.5-car garage, and a carport. The fully landscaped front and back yards, including podocarpus, jasmine vines, palms, palmettos, and lots of sod, create a true oasis. Gas lanterns line the garage and the front and rear porches have wood-paneled ceilings.

The exterior was converted from stucco to Hardie Board and brick during the 2019-2020 renovation, a full-scale remodel that touched virtually every surface, system, and finish inside and outside the home.

Inside, a welcoming foyer connects the living, dining, kitchen, and bar areas designed for both everyday living and effortless entertaining. The bar is equipped with an ice maker, wine fridge, and glass-paneled



cabinets. The kitchen features a gas range. All appliances, cabinetry, countertops, and backsplash were replaced in the renovation. A wood-burning fireplace with a custom pecky cypress mantel anchors the living room, and shiplap accents throughout the home reinforce the coastal character.

The primary suite is on the main level and features an ensuite bath and dual closets. The half bath and laundry are also on the first floor, creating a true single-story living experience, leaving the upstairs as a guest space.

Upstairs, the second living room and game area serve as another large gathering space, with access to a balcony overlooking the front yard. The sleeping quarters are smartly arranged: two bedrooms share a Jack-and-Jill bath, while a third bedroom and bunkroom share a hall bath.

Mechanically, the home was rebuilt from the inside out. Spray foam insulation was installed throughout the walls and attic; all windows and doors were replaced; the majority of the sheetrock was replaced; and all flooring, lighting, and plumbing fixtures were replaced.

The backyard delivers on every level. Enclosed by a six-foot concrete privacy fence, the outdoor living space centers on a pool with a sun shelf, splash pad, integrated hot tub with spillover, and a built-in basketball hoop, all surrounded by white natural stone pavers and palms. The rear screened porch was expanded to double its original size during the renovation and features motorized screens that open the porch to the yard and pool.

Lastly, the three-and-a-half car garage is deep enough for your Suburban and offers all the additional storage you could imagine. Fully furnished and genuinely turnkey, 40 Louva

Lane is the rare property that delivers the quintessential beach home you've been looking for.
2000 Year Built is based on Walton County PA
Effective Year Built

Built in 2000

Essential Information

MLS® #	1000829
Sold Price	\$1,835,000
List Price	\$1,850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,703
Acres	0.50
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	40 Louva Lane
Area	17 - 30A West
Subdivision	METES & BOUNDS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Carport, Garage
# of Garages	3
Has Pool	Yes

Pool In Ground

Interior

Interior Features Vaulted Ceiling(s), Fireplace, Hallway Bunk Beds, Track Lighting, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted

Appliances Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater

Heating Central, Gas - Natural

Cooling Central Air, Ceiling Fan(s)

of Stories 2

Exterior

Exterior Features Private Yard, Hot Tub

Lot Description Within 1/2 Mile to Water

Windows Double Pane Windows, Window Treatments

Construction Foundation Off Grade, Stucco, Trim Wood

School Information

Elementary Van R Butler

Middle Emerald Coast

High South Walton

Additional Information

Days on Website 149

Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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