

\$1,250,000 - 414 Matt's Way, Santa Rosa Beach

MLS® #965839

\$1,250,000

4 Bedroom, 4.00 Bathroom, 2,340 sqft

Detached Single Family on 0.09 Acres

LAKESTIDE AT BLUE MOUNTAIN BEACH,
Santa Rosa Beach, FL

Welcome to a slice of coastal paradise in the heart of Blue Mountain Beach. Built in 2021 and still glowing like new, this custom-designed home is your gateway to the ultimate 30A lifestyle—whether as a personal escape, family retreat, or lucrative vacation rental.

Timeless Design Meets Modern Comfort: With 10-ft. ceilings, spacious, light-filled rooms, and an open floor plan, this home exudes elegance and tranquility. Imagine entertaining in your beautifully appointed kitchen with high-end stainless appliances and a stunning standalone island—the heart of every gathering. **Relaxation Redefined:** The upstairs master suite feels like a private oasis, boasting a boutique-worthy walk-in closet, and direct access to a large private balcony. Sip your morning coffee while relaxing on the swing.

Outdoor Living at Its Finest: A charming front porch and private rear patio invite you to embrace the Florida outdoor lifestyle. Plus, you're just a short stroll from beach access for morning walks or Gulf swims.

Room for Everyone: Four thoughtfully furnished bedrooms, including a fun bunk room, ensure plenty of space for family and guests to make lasting memories.

Prime Location & Amenities: Nestled in the



exclusive Lakeside at Blue Mountain Beach community, enjoy the convenience of a pool, playground, and gated privacy. Walk to local shops, charming breakfast cafes, and iconic 30A dining.

Whether you're dreaming of lazy beach days, hosting unforgettable gatherings, or investing in a sought-after rental property, this home delivers coastal living without com

Built in 2021

Essential Information

MLS® #	965839
Sold Price	\$1,250,000
List Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,340
Acres	0.09
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	414 Matt's Way
Area	17 - 30A West
Subdivision	LAKESIDE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Community Room, Gated Community, Playground, Pool, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Attached Carport
# of Garages	1

Interior

Interior Features	Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Heat High Efficiency, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	614
Zoning	Resid Single Family
HOA Fees	435
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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