

\$1,925,000 - 44 S Grande Beach Drive, Santa Rosa Beach

MLS® #982859

\$1,925,000

7 Bedroom, 6.00 Bathroom, 3,240 sqft
Detached Single Family on 0.10 Acres

GRANDE BEACH, Santa Rosa Beach, FL

Welcome to Isla del Sol, a breathtaking 7-bedroom, 6-bathroom coastal escape nestled in the heart of Scenic 30A's Blue Mountain Beach community. This stunning three-story home accommodates up to 16 guests and offers unparalleled Emerald Coast views from expansive upper-floor balconies. With a premier location just one property back from the Gulf and a short distance to the community pool, Isla del Sol offers the perfect setting for a memorable coastal getaway.

Step inside to discover seamless indoor-outdoor living. The first floor features a spacious bunk room with two twin-over-full beds and direct access to a beautiful outdoor patio. Fire up the propane grill for alfresco dining beneath swaying palm trees, and take advantage of the laundry room with a full-sized refrigerator for added convenience.

The main level of Isla del Sol is designed for gathering, with a bright and airy great room adorned with coastal-inspired décor, white-washed wood accents, and sea-blue hues. The gourmet kitchen boasts sleek black granite countertops, stylish blue cabinetry, and matching black appliances, creating a perfect blend of elegance and charm. A large dining table seats 12 guests, while the kitchen island doubles as a breakfast bar for 4 ideal for morning coffee or casual snacks. Relax in the



spacious living area with plush seating and a TV, or step onto the private balcony to enjoy breathtaking sunrises and sunsets. This floor also includes a guest bedroom, perfect for added privacy.

Upstairs, the top floor offers ultimate comfort and serenity with three beautifully appointed bedrooms. The primary suite features a private balcony, while two guest bedrooms share an expansive balcony with cozy seating the perfect spot to unwind and soak in the coastal breeze.

With on-site parking for 4 vehicles and 7 adult bikes included, guests can easily explore the nearby Timpoochee Trail and Point Washington State Forest. Whether you're looking to relax by the Gulf, bike scenic coastal paths, or simply enjoy time with loved ones, Isla del Sol delivers the perfect mix of comfort and luxury.

Built in 1999

Essential Information

MLS® #	982859
Sold Price	\$1,925,000
List Price	\$1,950,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,240
Acres	0.10
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	44 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, Deed Access, Pool, Waterfront, Pets Allowed
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Other
# of Garages	1
View	Gulf

Interior

Interior Features	Breakfast Bar, Crown Molding, Recessed Lighting, Owner's Closet, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower, Sprinkler System
Lot Description	Cul-De-Sac, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows, Tinted Windows, Window Treatments
Roof	Slate
Construction	Stucco, Trim Vinyl, Trim Wood
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	398
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Zoning	Deed Restrictions, Resid Single Family
HOA Fees	2050
HOA Fees Freq.	Annually

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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