

\$2,175,000 - 56 Blue Mountain Road B206, Santa Rosa Beach

MLS® #1001043

\$2,175,000

3 Bedroom, 3.00 Bathroom, 1,917 sqft
Condominium

BELLA VITA, Santa Rosa Beach, FL

Behind the gates of Bella Vita, where Mediterranean architecture meets lush courtyards and tranquil fountains, this fully renovated three-bedroom, three-bath residence with a custom bunk room offers a quieter, more private take on coastal living. Positioned within a rental restricted building, the setting feels intentionally composed -- less transient, more personal -- with views that stretch across manicured grounds, resort-style pools, and the gulf beyond. Completed in May 2024, the expansive renovation reimagines the interiors with a clean, cohesive palette and thoughtful detailing throughout. New COREtec flooring runs seamlessly underfoot, complemented by fresh paint, updated lighting, and new plumbing fixtures. Architectural accents, such as cypress-wood ceilings in the foyer and vertical shiplap, introduce texture and warmth, while custom closets and tailored drapery elevate everyday function. The kitchen has been entirely refreshed with newly finished cabinetry, updated hardware, new countertops and backsplash, and a custom Venetian plaster range hood that anchors the space with subtle artistry. An added island enhances both storage and seating, while all appliances have been replaced, creating a kitchen that feels as polished as it is practical. The primary suite offers a calm retreat with direct balcony access and a redesigned bath featuring a fully tiled



wet area that combines the soaking tub and shower, along with updated cabinetry and finishes. Guest accommodations follow suit with new cabinetry, countertops, and tiled showers, ensuring a consistent level of finish throughout. A custom bunk room -- thoughtfully added during the renovation -- introduces flexibility without compromising style, featuring built-in beds and sliding barn doors. Additional enhancements include a mudroom-style beach entry with bench seating and storage, updated laundry room with cabinetry and decorative tile, and new outdoor ceiling fans that extend comfort onto the balcony. The entire complex has also benefited from new windows and doors, reinforcing both aesthetics and efficiency. Offered fully furnished, the residence is move-in ready, allowing for an immediate transition into a more relaxed rhythm of living. Bella Vita's amenities -- including private beach access, two pools, a fitness center, covered owner parking, and additional storage for bikes and paddleboards -- complete the experience, all within a gated setting designed for ease and enjoyment. This is a residence that feels considered at every turn -- refined in finish, effortless in function, and quietly set apart.

Built in 2003

Essential Information

MLS® #	1001043
Sold Price	\$2,175,000
List Price	\$2,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Year Built	2003
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	56 Blue Mountain Road B206
Area	17 - 30A West
Subdivision	BELLA VITA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Guest, Garage, Covered
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf

Interior

Interior Features	Breakfast Bar, Hallway Bunk Beds, Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Window Treatments

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	146
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Listing Details

Listing Office

Scenic Sotheby's International Realty

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