

# **\$1,625,000 - 563 Sandgrass Boulevard, Santa Rosa Beach**

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MLS® #993648

**\$1,625,000**

4 Bedroom, 3.00 Bathroom, 2,784 sqft

Detached Single Family on 0.20 Acres

NATUREWALK AT SEAGROVE, Santa Rosa Beach, FL

Welcome to 563 Sandgrass Blvd, perfectly positioned on what is arguably the best homesite in NatureWalk at Seagrove. This rare & furnished offering sits on one of the three largest homesites in the community, backing to a preserve and delivering a true backyard oasis. Enjoy ample space to wine and dine al fresco, unwind in the hot tub, gather around the firepit, and relax on screened porches designed for year-round enjoyment.

Inside, this spacious and thoughtfully designed floorplan features 4 bedrooms, including a generous guest bedroom on the first floor, plus a large bunk/loft space currently styled as a sitting room. The living room is warm and inviting with solid pine floors, white beam accents, and a cozy new fireplace with tile surround. The updated kitchen is both beautiful and functional, offering white shaker-style cabinetry, new quartz countertops, updated backsplash, granite surfaces, and upgraded appliances including an Advantium microwave, gas cooktop, and wine fridge.

The dramatic primary suite impresses with double-door entry, tray ceiling, and its own private screened porch overlooking the preserve, creating a peaceful retreat.

Additional highlights include a Generac generator, security system with exterior cameras, carport with one-car garage, and



multiple screened outdoor living spaces. Located in the heart of NatureWalk at Seagrove, this amenity-rich community is centrally situated along 30A, offering an easy bike or golf cart ride to Seaside and the sugar-white sands of the Gulf. Residents enjoy The Gathering Place, featuring a beach-entry pool, hot tub, heated lap pool, kiddie area, fire pits, and plenty of space for dining and relaxing. NatureWalk also offers a scenic forest path to the beach, just a quick and breezy five-minute ride, along with miles of trails and pickleball courts. This is a rare opportunity to own a premier homesite with exceptional indoor and outdoor living in one of 30A's most beloved communities.

Built in 2013

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 993648                 |
| Sold Price     | \$1,625,000            |
| List Price     | \$1,750,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,784                  |
| Acres          | 0.20                   |
| Year Built     | 2013                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 563 Sandgrass Boulevard |
| Area        | 18 - 30A East           |
| Subdivision | NATUREWALK AT SEAGROVE  |
| City        | Santa Rosa Beach        |

|          |        |
|----------|--------|
| County   | Walton |
| State    | FL     |
| Zip Code | 32459  |

### **Amenities**

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground |
| Parking      | Attached Carport                                                                  |
| # of Garages | 1                                                                                 |
| Has Pool     | Yes                                                                               |
| Pool         | Heated, In Ground                                                                 |

### **Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Tray Ceiling(s), Kitchen Island, Recessed Lighting, Lock Out, Owner's Closet, Shelving     |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater |
| Heating           | Gas - Natural                                                                              |
| Cooling           | Central Air, Ceiling Fan(s)                                                                |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Fireplace Gas                                                                              |
| # of Stories      | 2                                                                                          |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Hot Tub, Sprinkler System                 |
| Windows           | Storm Window(s), Plantation Shutters, Window Treatments |
| Roof              | Metal                                                   |
| Construction      | Foundation Off Grade, Frame, Siding CmntFbrHrdBrd       |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 232                 |
| Zoning          | Resid Single Family |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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