

# **\$2,250,000 - 6256 W County Hwy 30a, Santa Rosa Beach**

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MLS® #983559

**\$2,250,000**

5 Bedroom, 7.00 Bathroom, 3,970 sqft

Detached Single Family

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Discover coastal luxury with this new construction home offering breathtaking Gulf views and designed for entertaining family, friends, and guests.

Step into the first floor, where you are greeted with large, glass retractable sliding doors for a direct view to the sun deck and pool and a spacious entertainment room built for gatherings year around. This room features a kitchenette for convenient indoor to outdoor entertaining and a half bath for easy access while poolside. On either side of the entertainment space, you'll find two bedrooms with full bathrooms. Outside, there is a partially covered porch that provides the perfect balance of sun and shade, complete with a built-in grill and outdoor dining area overlooking the pool. The second floor showcases a chef's kitchen featuring top-of-the-line stainless steel Viking appliances, quartz countertops, and a waterfall-edge island with bar seating beneath a custom chandelier. There is also a walk-in pantry, great for additional storage. Thoughtful ceiling details and expansive windows flood the space with natural light, while the open-concept dining and living areas make it ideal for large groups.

Upstairs on the third floor, enjoy three ensuite bedrooms plus four built-in bunks, perfect for guests or rental flexibility. Multiple covered



balconies capture Gulf breezes, while the crow's nest terrace on the top level provides a direct front-row seat to year around sunsets.

This home is sold fully furnished and is located in an area where short-term rentals and golf carts are permitted, offering excellent investment potential with a 30A address. Each floor is serviced by its own AC unit and thermostat, complemented by two tankless gas water heaters to ensure year-round comfort.

A 7-zone sprinkler system connected to City Water helps maintain the property while preventing iron stains on the home and grounds. Built with strength and longevity in mind, this home is in Flood Zone X and is incredibly structurally sound, built with a concrete pile cap foundation for added stability that you don't see in most beach homes.

A large carport, storage shed, and nearby beach access top this remarkable property. Perfectly located directly on Scenic 30A, you can bike, walk, or golf cart to enjoy all the dining, shopping, and outdoor experiences via Tops'I State Park along this iconic stretch of Florida's Emerald Coast.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 983559      |
| Sold Price     | \$2,250,000 |
| List Price     | \$2,350,000 |
| Bedrooms       | 5           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 3,970       |
| Year Built     | 2024        |

|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | Contemporary           |
| Status   | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 6256 W County Hwy 30a  |
| Area        | 17 - 30A West          |
| Subdivision | BEACH HIGHLAND 1ST ADD |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking   | Attached Carport, Golf Cart Garage, Covered         |
| View      | Gulf                                                |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Elevator |
| Appliances        | Dishwasher, Dryer, Freezer, Range Hood, Washer, Gas Water Heater                                                                                                               |
| Heating           | Central, Gas - Natural                                                                                                                                                         |
| Cooling           | Ceiling Fan(s)                                                                                                                                                                 |
| # of Stories      | 3                                                                                                                                                                              |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Outdoor Grill, Pool - Gunite Concr, Sprinkler System |
| Lot Description   | Survey Available, Within 1/2 Mile to Water           |
| Windows           | Storm Window(s)                                      |
| Roof              | Metal                                                |
| Construction      | Concrete, Siding CmntFbrHrdBrd                       |
| Foundation        | Foundation On Piling                                 |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |

High South Walton

### **Additional Information**

Days on Website 388

Zoning Resid Single Family

### **Listing Details**

Listing Office Christies International Real Estate Emerald Coast

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