

# \$4,200,000 - 65 Sandy Shores Court, Inlet Beach

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MLS® #980237

**\$4,200,000**

9 Bedroom, 9.00 Bathroom, 4,972 sqft

Detached Single Family on 0.14 Acres

SANDY SHORES, Inlet Beach, FL

The ONLY 9 bedroom 9 bath home SOUTH of 30A in a GATED community with a PRIVATE BEACH at this price. This outstanding gulf-view reunion-sized house only four tiers from the gulf delivers luxury coastal living with an enviable 30A lifestyle. Located in the upscale, gated community of Sandy Shores, it is one of just 13 luxury homes within this exclusive enclave perfectly tucked away between Rosemary Beach and Alys Beach. The best part, a private beach with beach service. Spread over three floors, this newly remodeled home boasts nine bedrooms, nine full baths, two living rooms, two kitchens and multiple porches overlooking a private L-shaped pool and spa. It's a vacation paradise for investors looking for a rental machine, or a luxury retreat for owners looking to spread out and entertain. Deep porches on every level encourage indoor-outdoor living and provide shady nooks for relaxing with a good book or dining alfresco, cooled by gentle sea breezes. Families will love the 40-foot private pool for cooling off and having fun together, along with ping-pong on the patio. Move indoors to play air hockey or watch TV. A brand new full kitchen on this level is the perfect spot for teens and guests to grab snacks and beverages. With 4 x 2 tile flooring throughout the first level, it is perfect for wet feet or sandy toes. You will appreciate two generous bedroom suites on the first floor each with a full bathroom, and one bath accessible from the pool and patio, and



laundry. Thoughtfully constructed with a location to add an elevator to all three levels, this home may also be perfect for full-time living. Modern coastal decor continues upstairs for a laid-back ambience in the second-floor great room. Lie back in cushioned comfort in the sitting room and appreciate this amazing hideaway. A refectory dining table invites intimate social conversation over tasty local seafood prepared in the coveted chef's kitchen. Fully equipped with high-end appliances, it has everything you need, from the wine refrigerator to the island bar. Three more bedrooms on this level each have a full bathroom. Doors open directly onto a full-width porch with stairs leading down to the pool for a morning dip. The lavish master suite is on the top floor and includes a vast bathroom showcasing a soaking tub with gulf views, large walk-in shower and dual vanities. Throw open the French doors and embrace each new day from the privacy of your own 38-foot balcony. Three additional bedrooms, three beautiful ensuite bathrooms and a second laundry. Last but not least, the metal roof was just replaced in 2025. Contiguous to Paradise by the Sea (a no short term rental community), this home puts you at the heart of 30A shopping, upscale and casual dining, and non-stop entertainment. The white-sand beach offers private access for owners and a seasonal beach chair service. You will never find your beach too busy, and you always have a spot to enjoy. With multiple gross rental projections post-remodel in the \$300,000 range, this outstanding beach house with parking for eight vehicles and a garage spot perfect for storing a golf cart, is an entertainer's nirvana and the perfect venue for weddings, reunions and family gatherings.

Built in 2001

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 980237                 |
| Sold Price     | \$4,200,000            |
| List Price     | \$4,500,000            |
| Bedrooms       | 9                      |
| Bathrooms      | 9.00                   |
| Full Baths     | 9                      |
| Square Footage | 4,972                  |
| Acres          | 0.14                   |
| Year Built     | 2001                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 65 Sandy Shores Court |
| Area        | 18 - 30A East         |
| Subdivision | SANDY SHORES          |
| City        | Inlet Beach           |
| County      | Walton                |
| State       | FL                    |
| Zip Code    | 32461                 |

### Amenities

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Amenities    | Beach, Gated Community, Waterfront, Short Term Rental - Allowed      |
| Utilities    | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable |
| Parking      | Oversized, Garage, See Remarks                                       |
| # of Garages | 1                                                                    |
| View         | Gulf                                                                 |
| Has Pool     | Yes                                                                  |
| Pool         | Heated, In Ground                                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater                                                     |
| Heating           | Central, Gas - Natural                                                                                                                |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                           |

# of Stories                3

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Hot Tub, Pool - Gunite Concr, Outdoor Shower, Sprinkler System |
| Lot Description   | Covenants, Cul-De-Sac, Level, Restrictions, Within 1/2 Mile to Water                   |
| Windows           | Window Treatments                                                                      |
| Roof              | Metal                                                                                  |
| Construction      | Siding CmntFbrHrdBrd                                                                   |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 437                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 9292                |
| HOA Fees Freq.  | Annually            |

## Listing Details

Listing Office                Scenic Sotheby's International Realty

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Listing information last updated on September 14th, 2026 at 4:07am CDT