

\$3,050,000 - 67 Sunset Avenue, Santa Rosa Beach

MLS® #997518

\$3,050,000

5 Bedroom, 5.00 Bathroom, 4,662 sqft

Detached Single Family on 0.32 Acres

SANTA ROSA BEACH, Santa Rosa Beach, FL

Located on the west end of Scenic Highway 30A, 67 Sunset Avenue is a well-designed residence offering flexibility as a primary residence, second home, or investment property. The home rests on a large, private lot surrounded by mature trees, providing a quiet setting less than a mile from Butler Elementary, Tops'I Hill State Park, and the Beach Highlands neighborhood beach access. Originally built as a personal residence by a residential contractor, the home reflects thoughtful planning, solid construction, and practical design. Recent updates include renovated bathrooms, improvements to the second-floor wet bar area, and a refreshed pool. The exterior combines brick construction on the lower level with Hardie siding above, along with a quality roof and a two-car garage.

The home was designed for convenient first-floor living. The main level includes the kitchen, living and dining areas, laundry, a flexible office or bedroom space, and the primary suite.

The welcoming foyer opens to a flexible room with cypress doors and a closet, ideal for a formal dining room, office, or additional bedroom. The living and dining areas connect naturally to the kitchen and feature pecky cypress accents that add warmth and architectural character. A NanaWall glass door system opens the living area directly to the pool and lanai, creating a seamless



indoor-outdoor living experience.

The kitchen is designed for both everyday living and entertaining. Features include quartz countertops, distressed oak cabinetry, a large island, and extensive drawer storage. The appliance package includes a Thermador gas range with vent hood, Thermador refrigerator and freezer units, Thermador dishwasher, microwave, and a wine refrigerator. Pull-out pantry drawers and self-closing cabinetry provide excellent organization and functionality.

The primary suite is positioned to enjoy the outdoor setting and includes direct access to a private porch overlooking the pool. The bedroom features updated flooring, a pecky cypress ceiling, and a cypress door, and includes a bed that will remain with the property. The primary bathroom includes large closets, pale gray-blue marble tile flooring, tall ceilings, decorative tile details, a soaking tub, separate shower, water closet, and a dedicated makeup vanity.

Outdoor living is one of the most compelling features of the property. The large, fully fenced backyard centers around a newly renovated pool with a hot tub and fire features integrated into natural stone. The yard provides additional space for a garden, play area, or expanded outdoor living, and includes a separate storage building.

A screened indoor-outdoor lanai allows for year-round enjoyment and includes an outdoor kitchen, pecky cypress ceiling, stone flooring, fireplace, cross-ventilation, and an outdoor shower. Additional main-level features include a half bath, extensive storage, and a converted garage space that can serve as a gym, playroom, or additional living area. This space includes built-in cabinetry, attic access,

and a central vacuum system.

Upstairs, the home provides generous space for family and guests. A secondary living area offers a comfortable place for television or relaxation. One bedroom features abundant natural light, a beadboard ceiling, and a private updated bathroom with penny tile flooring, quartz surfaces, and a spacious shower.

The upper level also includes a bar area with refrigerator, sink, drawers, and storage, offering additional convenience for guests. A large flexible room can function as an oversized bedroom, bunk room, media room, or game room and opens to a porch overlooking the pool and back yard. Additional spacious bedrooms and a Jack-and-Jill bathroom with new cabinetry and penny round tile complete the second floor.

The overall design of the home prioritizes comfort, functionality, and flexible living. With primary living on the first floor and generous guest accommodations upstairs, the home works equally well as a primary residence, second home, or investment property along Scenic Highway 30A.

Homes offering this combination of privacy, outdoor living, and proximity to beach access and state park land are increasingly rare on the west end of 30A. Buyers seeking a well-built home with space to live, entertain, and enjoy the coastal lifestyle are encouraged to schedule a private showing to fully experience the property.

Built in 2015

Essential Information

MLS® # 997518

Sold Price	\$3,050,000
List Price	\$3,229,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,662
Acres	0.32
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	67 Sunset Avenue
Area	17 - 30A West
Subdivision	SANTA ROSA BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Beamed Ceilings, Kitchen Island, Newly Painted, Pantry
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace

of Stories 2

Exterior

Exterior Features Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower, Yard Building, Outdoor Kitchen

Construction Brick, Siding CmntFbrHrdBrd

School Information

Elementary Van R Butler

Middle Seaside

High South Walton

Additional Information

Days on Website 187

Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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