

\$1,500,000 - 74 Blue Dolphin Loop, Seacrest

MLS® #970733

\$1,500,000

4 Bedroom, 4.00 Bathroom, 2,480 sqft

Detached Single Family on 0.08 Acres

SEACREST BEACH, Seacrest, FL

Welcome to Blissful Breeze, a prime investment opportunity and turnkey second home in the sought-after Seacrest Beach community, ideally located between Alys Beach and Rosemary Beach. This front-row beach retreat offers Gulf views and has been thoughtfully updated with new flooring throughout, enhancing its clean, modern coastal aesthetic. Spanning three stories and 2,480 square feet, the home features 4 bedrooms and 4 full bathrooms, with a layout designed to maximize rental income and guest comfort. The first floor offers an open-concept kitchen, dining, and living area, perfect for entertaining, alongside a king guest suite with full bath. Upstairs, the second floor includes a junior primary suite and a bunk room, both with private ensuites, ideal for maximizing sleeping arrangements. The entire third floor is a dedicated master retreat, featuring a king suite, spa-inspired bath, wet bar, a private balcony and a balcony with sunset and Gulf views. Every bedroom includes its own balcony, embracing the indoor-outdoor lifestyle that vacationers crave.

Seacrest Beach is known for its world-class amenities, including a 12,000-square-foot lagoon pool, one of the largest on 30A, as well as a seasonal beach tram, with a pickup stop just steps from your front door (March-October), lush green amphitheater for concerts and events, and a poolside café. Owners and guests enjoy deeded beach access just a short walk or tram ride away, and



the home's location offers walkability to the restaurants, boutiques, and entertainment of both Alys and Rosemary Beach. Offered fully furnished and rental-ready, Blissful Breeze presents a rare opportunity to own a beach home in one of the most desirable locations on 30A, with strong rental potential and immediate income opportunity. Whether you're looking to build wealth through short-term rentals or create your ideal coastal getaway, this Seacrest Beach gem delivers on both lifestyle and ROI. Schedule your private showing today. Buyer to verify all information and dimensions.

Built in 2004

Essential Information

MLS® #	970733
Sold Price	\$1,500,000
List Price	\$1,699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,480
Acres	0.08
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	74 Blue Dolphin Loop
Area	18 - 30A East
Subdivision	SEACREST BEACH
City	Seacrest
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Dumpster, Pavillion/Gazebo, Picnic Area, Pool, TV Cable, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water, TV Cable, Tap Fee Paid
View	Gulf

Interior

Interior Features	Breakfast Bar, Crown Molding, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony
Lot Description	Covenants, Level, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	552
Zoning	Resid Single Family
HOA Fees	1351.51
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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