

\$1,100,000 - 85 Gulfview Way, Santa Rosa Beach

MLS® #969724

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,714 sqft

Detached Single Family on 0.13 Acres

HIGHLAND PARKS, Santa Rosa Beach, FL

Designed by renowned architect Tom Christ of Christ & Associates and expertly built by Artisan, this beautifully crafted 4BR/4BA cottage-style residence is nestled in Blue Mountain, right off 30A. A 1BR/1BA carriage house sits in front of the 3BR/3BA main home, creating a private courtyard between the two structures for a peaceful, secluded feel.

The main home features expansive covered porches perfect for relaxing, while the carriage house adds its own private balcony. Inside the main residence, the reverse floor plan offers a spacious master suite and guest suite on the ground floor, welcoming you with shiplap accents and durable stone flooring—ideal for beach living.

On the second level, an open-concept living and dining space is bathed in natural light, complemented by tongue-and-groove ceilings, wide-plank hardwood floors, and a calming neutral palette. The fully equipped kitchen stands out with premium Caesarstone and LG Hausys quartz countertops, a large center island, stainless steel appliances, white cabinetry, and a striking subway tile backsplash that stretches to the ceiling. A guest bathroom featuring a soaking tub completes this floor.

The third level offers a spacious bedroom that doubles as an ideal entertainment area. With its generous size, this versatile space is



perfect for hosting guests, creating a cozy media room, or adding built-in bunks for additional sleeping arrangements.

Above the two-car garage, the carriage house serves as an ideal guest retreat with its own kitchen, separate living room, bedroom, and full bathroom. Connecting both structures, a charming brick-paved courtyard provides plenty of space for outdoor living or even a potential plunge pool addition.

Just steps from the community's resort-style amenities including a swimming pool, hot tub, gas fire pit, covered entertainment pavilion, and an observation tower with stunning Gulf views this property offers endless possibilities. Whether you're looking for a private family retreat or an income-producing rental opportunity, this Blue Mountain Beach gem delivers exceptional potential in an unbeatable location. The home is sold furnished.

Built in 2016

Essential Information

MLS® #	969724
Sold Price	\$1,100,000
List Price	\$1,356,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,714
Acres	0.13
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	85 Gulfview Way
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Area	17 - 30A West
Subdivision	HIGHLAND PARKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached, Garage
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	563
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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