

\$3,299,000 - 1363 W County Highway 30a Unit 2120, Santa Rosa Beach

MLS® #1010347

\$3,299,000

4 Bedroom, 4.00 Bathroom, 3,998 sqft
Condominium

SANCTUARY BY THE SEA CONDO, Santa Rosa Beach, FL

This exceptional residence offers breathtaking views of both the Gulf and Big Redfish Lake, where refined luxury meets the rare beauty of a coastal dune lake. Situated within the exclusive gated community of Sanctuary by the Sea, this nearly 4,000-square-foot, single-level property provides sweeping, unobstructed views of the Gulf and Big Redfish Lake from one of the most coveted vantage points along 30A.

Upon arrival, the experience is unforgettable. The sense of arrival unfolds upon entry, where beautifully curated interiors and architectural details create a sense of effortless flow. Expansive living spaces are framed by floor-to-ceiling views and enhanced by ten-foot ceilings, sophisticated finishes, and a calming coastal palette. Recent refreshing includes new carpeting in bedrooms, cabinet updates and furnishing enhancements.

At the heart of the residence, the spacious living room with fireplace seamlessly opens to an oversized private terrace complete with remote screens--an outdoor sanctuary designed for dining, entertaining, and enjoying the colors of the Gulf sunsets. This is indoor-outdoor living at its finest.

The chef's kitchen is both functional and striking, appointed with Viking appliances, dual islands, and ample cabinetry. A wet bar and a separate dining area help make entertaining



easy. Designed for comfort and privacy, this home features four distinct sleeping spaces and three ensuite baths. One of the rooms includes custom-built bunks plus a second living/media space. The primary suite is spacious and includes multiple sitting areas and private access to the waterfront porch. A spa-inspired bathroom with soaking tub and large shower evokes a sense of relaxation and escape.

With its coveted southwest orientation, this residence is perfectly positioned to capture some of the most breathtaking sunset views along the Emerald Coast. Offered furnished and impeccably styled, it is ready to be enjoyed immediately as a primary or vacation home.

Sanctuary by the Sea is located on 23 pristine Gulf-front acres between the Gulf and Big Redfish Lake--one of the most rare and protected coastal dune lake environments in the world. Residents have access to a range of amenities, including multiple pools, private beach access, a fitness center, a golf simulator, and more. These amenities are conveniently located within walking distance of 30A and the shops and restaurants of Grayton Beach, Watercolor, and Seaside. Don't miss this special opportunity!

Built in 2007

Essential Information

MLS® #	1010347
Price	\$3,299,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,998
Year Built	2007
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	1363 W County Highway 30a Unit 2120
Area	17 - 30A West
Subdivision	SANCTUARY BY THE SEA CONDO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf, Lake Front, Coastal Dune Lakes
Water View	Gulf, Lake

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Balcony
Windows	Plantation Shutters, Window Treatments
Roof	Flat
Construction	Concrete, Stucco, Steel Frame

School Information

Elementary	Van R Butler
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Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Scenic Sotheby's International Realty
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