

\$2,700,000 - 1363 W County Highway 30a Unit 3118, Santa Rosa Beach

MLS® #969990

\$2,700,000

4 Bedroom, 5.00 Bathroom, 3,154 sqft
Condominium

SANCTUARY BY THE SEA CONDO, Santa Rosa Beach, FL

Experience the pinnacle of coastal luxury in this exceptional four-bedroom, four-and-a-half-bath residence at Sanctuary by the Sea, one of 30A's most sought-after beachfront communities. Spanning 3,163 square feet across the top two floors, this fully furnished condominium has been refreshed with new carpet and fresh interior paint, offering a move-in-ready opportunity for full-time living or a luxurious second home. Enjoy breathtaking, unobstructed southwestern views of Big Redfish Lake and the Gulf of Mexico from two expansive balconies, including an impressive 22' x 38' second-level terrace designed for entertaining and outdoor living. The thoughtfully designed floor plan features two waterfront primary suites, an open-concept living and dining area, and a chef's kitchen appointed with Viking appliances, granite countertops, custom cabinetry, dual islands, and a beverage station. Additional highlights include floor-to-ceiling windows and doors, soaring 10-foot ceilings, abundant natural light, and a spacious laundry room. Nestled on 23 gated acres between Grayton Beach State Park and Blue Mountain Beach, Sanctuary by the Sea offers an unparalleled blend of privacy, luxury, and natural beauty. Residents enjoy 650 feet of private beach access, three resort-style pools with waterfalls, fountains, hot tubs, and



zero-entry access, as well as outdoor fire pits and grilling areas. A private boardwalk and dock on Big Redfish Lake provide opportunities for kayaking, paddleboarding, and fishing. Community amenities also include a state-of-the-art fitness center, golf simulator, theater room, and 24-hour security.

Ideally located just minutes from WaterColor and Seaside, this extraordinary residence offers the ultimate 30A lifestyle with world-class amenities and unforgettable coastal views.

Built in 2007

Essential Information

MLS® #	969990
Price	\$2,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,154
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	1363 W County Highway 30a Unit 3118
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
# of Garages	2
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes
Water View	Gulf, Lake

Interior

Interior Features	Breakfast Bar, Crown Molding, Tray Ceiling(s), Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Disposal, Dryer, Microwave, 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	Double Pane Windows, Window Treatments

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Watersound Real Estate
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Listing information last updated on September 16th, 2026 at 1:37am CDT