

\$985,000 - 1653 W County Highway 30a 1101, Santa Rosa Beach

MLS® #995341

\$985,000

3 Bedroom, 4.00 Bathroom, 2,242 sqft
Condominium

SANCTUARY AT REDFISH, Santa Rosa Beach, FL

Welcome to Unit 1101 at Sanctuary at Redfish -- a rare first-floor end residence offering sunrise and sunset views, framed by peaceful wooded surroundings. Extra windows unique to this end-unit design fill the home with natural light, creating a bright, airy coastal feel.

Enjoy easy beach days with seasonal pontoon service across Redfish Lake from the community dock, kayak and paddleboard access on the lake, gated walk-in access along Scenic 30A, and three resort-style pools just steps away.

Inside, the residence is move-in ready with fresh interior paint, a new HVAC system, and updated tile flooring in the main living areas -- ideal for relaxed mornings and resort-style living. Thoughtfully priced, this home offers an exceptional opportunity to own in this coastal gated community. Perfectly positioned along Scenic Highway 30A in Blue Mountain Beach, part of Santa Rosa Beach, Sanctuary at Redfish is a gated luxury community of just 64 residences situated on approximately 14 acres along Big Redfish Lake. Amenities include three resort-style pools plus two spas, an expansive pool deck with cabanas, outdoor grills, a large fire pit, fitness center, business center, walking trails, underground parking, private storage lockers, and dock access for



kayaking and canoeing.

A seasonal pontoon water taxi offers scenic rides across Redfish Lake to approximately 670 feet of Gulf-front beach exclusive to Sanctuary at Redfish, Sanctuary by the Sea, and The Preserve homeowners. This private stretch sits adjacent to public beach access, creating an expansive shoreline that allows owners and guests to spread out and enjoy a relaxed beach day. Grayton Beach State Park beach access is also within walking distance, offering additional coastal beauty nearby.

The community reflects pride of ownership, supported by long-standing on-site HOA management and the original landscape team still caring for the property today, creating a beautifully maintained coastal setting owners truly appreciate.

Freshly updated and filled with natural light, Unit 1101 features large porches that extend the living space outdoors, with both primary suites offering direct access in a split-bedroom layout ideal for guests or rentals. This three-bedroom residence includes two full baths plus a convenient powder room, delivering comfort, privacy, and effortless first-floor living in one of 30A's most serene luxury communities.

Built in 2006

Essential Information

MLS® #	995341
Price	\$985,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,242
Year Built	2006

Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	1653 W County Highway 30a 1101
Area	17 - 30A West
Subdivision	SANCTUARY AT REDFISH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Golf Cart Garage, Guest, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Concrete, Stucco, Steel Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast

High

South Walton

Listing Details

Listing Office

Christies International Real Estate Emerald Coast

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