

\$1,890,000 - 208 Birch Street, Santa Rosa Beach

MLS® #1004722

\$1,890,000

4 Bedroom, 4.00 Bathroom, 4,720 sqft

Detached Single Family on 0.22 Acres

GULFVIEW HEIGHTS 1ST ADDN, Santa Rosa Beach, FL

Please see video

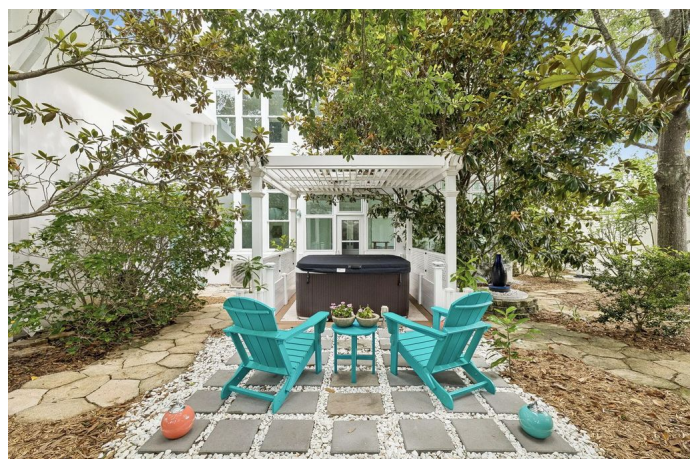
<https://drive.google.com/file/d/1eNvbuzGHd6CzdFtc1libG5ZsdYKdc6RZ/view?usp=drivesdk>

Built by original owners with a 8ft. concrete privacy wall, new 5 person spa, safe room, cube-style glass pneumatic elevator ready (proposal in attached documents) and never rented, this 4,720 sq.ft home (living space) plus a 3 car conditioned garage, workshop, and safe room is priced at only \$415 per square foot. The home is nestled on a wooded lot with its 8ft.perimeter wall creating a unique private courtyard. It sits at a 35 ft elevation (No Flood Insurance Required), in Gulfview Heights (NO HOA) along scenic 30A Walton County. SEE VIRTUAL TOUR.

We invite you to review the descriptive FEATURES AND INTERIOR DELINEATIONS provided and schedule an appointment to experience the difference in the quality of construction, design, and attention to detail. Live, play and walk to the 30A multi-use path and the Gulfview Heights public beach access.

There are thoughtfully planned spaces to park and store recreational vehicles, a trailered boat, jet skis, bikes, and multiple automobiles in the reinforced porte cochere with 16 ft ceiling and reinforced three-car garages with 11 ft ceiling.

This beautiful custom three-level home, rises



above a flourishing canopy of native trees, offering vivid, colorful sunrises and evening sunsets. The first, second and third floors with hard surface flooring and raised ceilings throughout each offer an inviting southern-facing Florida Room which spans the breadth of the home, punctuated by a series of tall windows which wrap the three Florida Rooms in light. The dramatic third floor Main Living Area's open floor plan boasts 12 ft ceiling height, a graciously sized living room along with casual dining, crowned by a unique kitchen design featuring two separate chef prep areas which adjoin formal dining with an eye-appealing butler's pantry.

The second level features graciously sized guest bedrooms and the primary suite with sitting area adjoining a private Florida room, three walk in closets, and a luxurious spa like bath. The first-floor entry foyer, designed to accommodate a pneumatic 3 stop elevator leads to a gallery and large Secondary Suite with Japanese soaking tub in the bath. The Secondary Suite's Florida Room opens to the lush, treed backyard and 5-person hot tub. The first floor is complete with a 13 ft x 11 ft kitchenette/laundry room ideal for a mother-in-law/guest quarter.

Privacy abounds with a stately white, 8 foot steel reinforced concrete perimeter wall with 9 ft. pillars. Landscaped vignettes invite you to lounge outdoors and soak under the trellis and stars in the new 5-person hot tub. A safe room/craft/pet room opens to a patio with outdoor shower.

One must see the thorough FEATURES LIST FOR AN OVERVIEW OF EXTERIOR/INTERIOR FEATURES, the construction and safety features of the walls, doors, stucco, insulation, triple locking systems, key safety, climate control, efficiency,

multiple HVACs, 2026 hot water heater and generator included. 208 Birch Street, built in 2009, is pristine and move-in ready. This beautiful, quality-built residence is offered for sale by the original owners. Discover the beauty of living amidst privacy just minutes away from all 30A has to offer. Make an appointment today for a private in person or video walk through.

Built in 2009

Essential Information

MLS® #	1004722
Price	\$1,890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,720
Acres	0.22
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	208 Birch Street
Area	17 - 30A West
Subdivision	GULFVIEW HEIGHTS 1ST ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Boat, Attached Carport, Golf Cart Garage, Guest, Oversized, RV

	Access/Parking, Carport, Garage, See Remarks, Covered
# of Garages	3

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Double Oven, Refrigerator, Washer
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Hot Tub, Outdoor Shower
Lot Description	Interior Lot, See Remarks, Within 1/2 Mile to Water
Roof	Metal
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	La Florida Coastal Properties
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