

# \$2,349,000 - 2176 S County Hwy 83, Santa Rosa Beach

MLS® #1004774

**\$2,349,000**

4 Bedroom, 5.00 Bathroom, 2,817 sqft

Detached Single Family

Palmeira Villas, Santa Rosa Beach, FL

Welcome to an extraordinary retreat on the south side of 30A, where the rhythm of each day is defined by salty Gulf breezes, morning walks for coffee, afternoons spent beneath the Florida sun, and evenings that end with spectacular sunsets just minutes from Seaside. Only a four-minute stroll from the sugar-white sands of Blue Mountain Beach, this beautifully crafted residence is a celebration of effortless coastal luxury. Designed for gathering, relaxing, and reconnecting, every space has been thoughtfully curated to inspire the kind of vacations families dream about year after year. Freshly painted and offered fully furnished, the home is ready to welcome its next chapter from the moment you arrive. At its heart, the chef's kitchen is a statement in both beauty and function, anchored by a sculptural curved vent hood, a generous island, premium gas range, and high-end appliances that make everything from quiet breakfasts to holiday celebrations feel exceptional. Custom-built bunk rooms and thoughtfully integrated storage create inviting spaces where children can laugh, play, and make memories long after the sun goes down. Outside, your private heated pool offers a secluded oasis after a day at the beach, inviting morning swims, lazy afternoons, and evenings beneath the stars. The thoughtfully designed floor plan places primary suites on the first and second levels, while two additional guest bedrooms upstairs provide comfortable accommodations for



family and friends. Whether enjoyed as a private coastal sanctuary or a premier vacation rental with projected annual income exceeding \$203,000 and cash on cash return projections at 6.65%, this property offers an exceptional opportunity to experience one of the most sought-after lifestyles on 30A. Walk to the Gulf whenever the mood strikes, grab an ice cream from Blue Mountain Beach Creamery, explore the charm of nearby boutiques and restaurants, or simply relax poolside and let time slow down. This is more than a beach house. It is where generations gather, traditions begin, and every season is measured not by the calendar, but by the memories made along the shores of 30A.

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1004774                |
| Price          | \$2,349,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,817                  |
| Year Built     | 2003                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2176 S County Hwy 83 |
| Area        | 17 - 30A West        |
| Subdivision | Palmeira Villas      |
| City        | Santa Rosa Beach     |
| County      | Walton               |
| State       | FL                   |

|          |       |
|----------|-------|
| Zip Code | 32459 |
|----------|-------|

### **Amenities**

|           |                         |
|-----------|-------------------------|
| Utilities | Electric, Gas - Natural |
| Has Pool  | Yes                     |
| Pool      | Heated, In Ground       |

### **Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Kitchen Island |
| Heating           | Gas - Natural  |
| Cooling           | Central Air    |
| # of Stories      | 3              |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | 30A Homes Sales |
|----------------|-----------------|

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