

\$11,700,000 - 26 Azzurro Way, Santa Rosa Beach

MLS® #998832

\$11,700,000

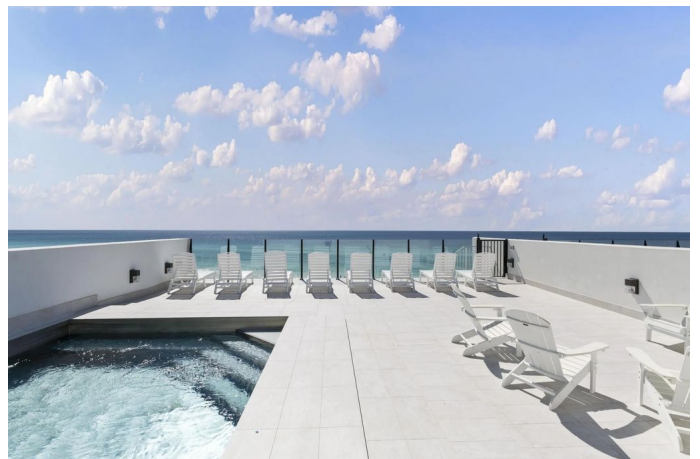
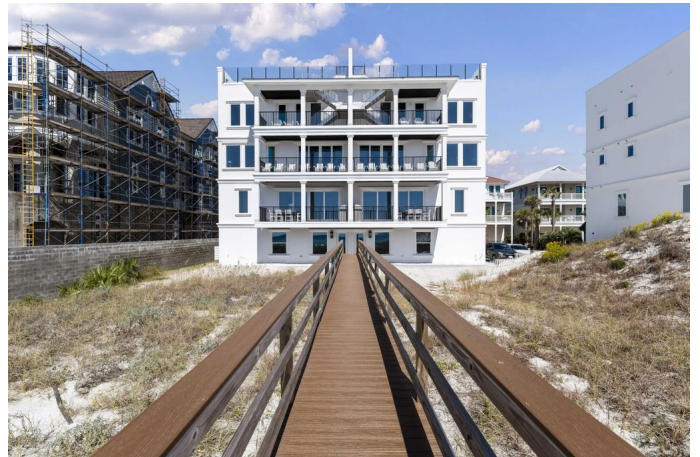
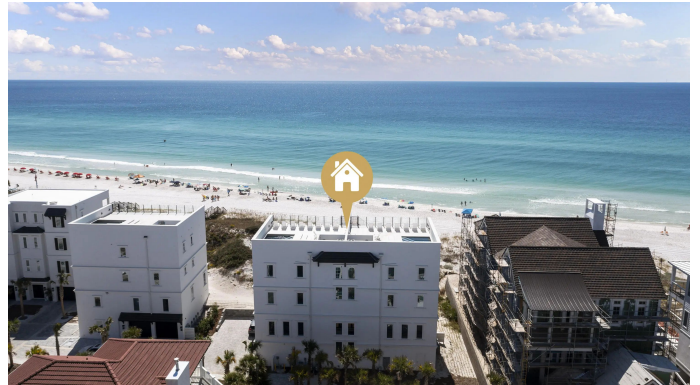
8 Bedroom, 16.00 Bathroom, 8,488 sqft

Detached Single Family on 0.95 Acres

BEACHSIDE ESTATES, Santa Rosa Beach, FL

Unique Financing Opportunity! Seller is offering owner financing at 4.5% interest with no origination fees, a 30-year amortization, and a 5-year balloon. Welcome to Azzurro, Italian for "blue," a name inspired by the striking turquoise waters of the Emerald Coast just beyond the doors of this extraordinary Gulf-front estate. Offered as a residence, this rare property unites two impeccably designed homes into one expansive retreat, encompassing 8 bedrooms, 16 full bathrooms, and an impressive 8,488 sq ft of refined living space. Set on nearly an acre with 109 feet of pristine Gulf frontage, Azzurro offers private beach access via a dune walkover and an unrivaled collection of indoor and outdoor living spaces designed to maximize sweeping coastal views. Two rooftop terraces, each with its own private pool, create a truly elevated experience, complete with expansive sun decks and glass railings that frame breathtaking, unobstructed panoramas of the Gulf. Masterfully designed by Eric Craig of B. Design, the estate is a showcase of architectural sophistication and thoughtful craftsmanship. Across both residences, interiors feature soaring 9-10ft ceilings, wood-look porcelain tile, custom mosaic work, whitewashed spruce accents, and curated designer lighting, all contributing to a seamless blend of modern luxury and coastal elegance.

Constructed with ICF for superior strength and



efficiency, the property is further enhanced by impact-rated glass, advanced insulation, multiple high-efficiency HVAC systems with integrated dehumidification, tankless gas water systems, and full smart-home automation. Owners can effortlessly manage climate, security, pools, and garage access remotely, making the home as functional as it is beautiful.

Designed for both grand entertaining and private retreat, the estate offers multiple Gulf-front living areas, two chef's kitchens appointed with Sub-Zero and Wolf appliances, and thoughtfully positioned gathering spaces across all levels. Expansive walls of glass invite natural light while showcasing uninterrupted water views, while architectural details such as coffered ceilings, tongue-and-groove finishes, and designer furnishings elevate every space.

All 8 bedrooms are Gulf-front, creating a rare and highly desirable layout that ensures every suite enjoys direct views of the coastline. Multiple primary suites feature spa-inspired baths with freestanding soaking tubs, walk-in showers, dual vanities, and generous closet space. Additional living areas, flex spaces, and entertainment rooms, including game rooms with wet bars, provide exceptional versatility for both owners and guests.

With elevator access servicing all four levels in each residence, along with garage space for 4 vehicles and additional parking in the drive, convenience and accessibility are seamlessly integrated throughout the property.

Offered fully furnished and professionally designed, Azzurro presents a truly turnkey opportunity. Its unique dual-residence configuration offers remarkable flexibility, ideal for a private family compound, luxury vacation

retreat, or a premier investment property. With proven rental income of \$511,286 in 2025, the estate demonstrates exceptional earning potential. Income reflects the property's current configuration and rental performance as two distinct residences, offering flexibility to maximize occupancy, diversify rental strategies, or enjoy as a private compound.

Tucked along a private, palm-lined street shared by only 3 other Gulf-front homes, the setting offers both exclusivity and convenience. Located in Seagrove Beach, Azzurro is just moments from the renowned communities of Seaside, Alys Beach, and Rosemary Beach, as well as celebrated local destinations including Old Florida Fish House, Buddy's Seafood Market, and Beachy Bean Coffee. Nearby coastal dune lakes, state parks, and scenic biking trails further enrich the lifestyle. 26 Azzurro is more than a residence, it is a legacy Gulf-front estate, offering an unparalleled blend of scale, design, and location, crafted for those who demand the very best in coastal living and investment potential.

Built in 2022

Essential Information

MLS® #	998832
Price	\$11,700,000
Bedrooms	8
Bathrooms	16.00
Full Baths	16
Square Footage	8,488
Acres	0.95
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary

Status	Active
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Community Information

Address	26 Azzurro Way
Area	18 - 30A East
Subdivision	BEACHSIDE ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, See Remarks
# of Garages	4
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf, Lake
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Central Vacuum, Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Natural Woodwork, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Membrane
Construction	Frame, ICFs (Insulated Concrete Forms), Stucco
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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