

# \$10,500,000 - 264 Grace Point Way, Inlet Beach

MLS® #1009306

**\$10,500,000**

7 Bedroom, 9.00 Bathroom, 7,051 sqft

Detached Single Family on 0.16 Acres

Grace Point, Inlet Beach, FL

Positioned at the end of Grace Point with sweeping Gulf views, 264 Grace Point Way is an exceptional coastal estate offering refined coastal living in one of 30A's most exclusive gated communities. Spanning nearly 7,000 square feet across three thoughtfully designed levels, the residence offers seven bedrooms, seven full baths, & two half baths.

From the moment you enter, thoughtful details create an unmistakable sense of coastal elegance. A soaring three-story entry is finished in refined Venetian plaster, while sculptural lighting, warm white oak floors, and walls of windows fill the interiors with an abundance of natural light. The main living level unfolds toward the Gulf, bringing together gracious living and dining spaces with a beautifully appointed chef's kitchen featuring Wolf and Sub-Zero appliances, custom cabinetry, a waterfall island, and a full scullery discreetly tucked beyond.

Outdoor living is woven seamlessly into the experience, with expansive terraces designed for sun-soaked afternoons, Gulf breezes, and evenings beneath the sunset. A private infinity-edge pool, covered lounge, and outdoor kitchen create an elegant setting for entertaining, while the third-floor terrace offers a fireplace, wet bar, and elevated Gulf views for a more intimate escape. Seven ensuite bedrooms offer gracious accommodations for family and guests, highlighted by a private



third-floor primary suite with westward-facing Gulf views, vaulted ceilings, dual walk-in closets, separate vanities, and an oversized spa-style shower.

An elevator connects all three levels, complemented by multiple gathering spaces, motorized shades, integrated audio-visual systems, three laundry rooms, and a detached poolside lounge with its own fireplace and wet bar. Further elevating the Grace Point lifestyle, consideration may also be given to the Watersound Beach Club initiation fee as part of the offering.

Elegant yet inviting, 264 Grace Point Way is a home created for the way life along the Gulf is meant to be enjoyed: beautifully, effortlessly, and together.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1009306                |
| Price          | \$10,500,000           |
| Bedrooms       | 7                      |
| Bathrooms      | 9.00                   |
| Full Baths     | 7                      |
| Half Baths     | 2                      |
| Square Footage | 7,051                  |
| Acres          | 0.16                   |
| Year Built     | 2023                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 264 Grace Point Way |
| Area        | 18 - 30A East       |
| Subdivision | Grace Point         |

|          |             |
|----------|-------------|
| City     | Inlet Beach |
| County   | Walton      |
| State    | FL          |
| Zip Code | 32461       |

### **Amenities**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                                            |
| # of Garages | 2                                                             |
| View         | Gulf                                                          |
| Water View   | Gulf                                                          |
| Has Pool     | Yes                                                           |
| Pool         | Heated                                                        |

### **Interior**

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Atrium, Breakfast Bar, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Shelving, Walls Paneled, Washer/Dryer Hookup, Woodwork Painted, Elevator |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Washer, Tankless Water Heater                                                                                                                                        |
| Heating           | Central, Gas - Natural                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                                                                                                                                                       |
| # of Stories      | 3                                                                                                                                                                                                            |

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen |
| Lot Description   | Covenants, Dead End, Restrictions, Within 1/2 Mile to Water                                     |
| Windows           | Double Pane Windows, Storm Window(s)                                                            |
| Roof              | Shake                                                                                           |
| Construction      | Shake Siding                                                                                    |

### **School Information**

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

## **Additional Information**

Zoning                      Resid Single Family

## **Listing Details**

Listing Office              Scenic Sotheby's International Realty

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