

\$4,500,000 - 3325 E County Hwy 30a, Santa Rosa Beach

MLS® #968994

\$4,500,000

7 Bedroom, 9.00 Bathroom, 5,850 sqft

Detached Single Family on 0.13 Acres

Gulf Shore Manor, Santa Rosa Beach, FL

There is a reason people are drawn to this stretch of Scenic Highway 30A. The days begin with the Gulf shimmering just beyond the dunes, afternoons drift between the beach and coastal lakes, and evenings end beneath brilliant sunsets with Seaside only moments away. At 3325 E County Highway 30A, that rhythm of life becomes your everyday experience.

Rising four stories above the coastline, encompassing over 5800 square feet, this residence was designed to celebrate its surroundings at every turn. Expansive balconies span three levels, capturing panoramic Gulf views that become a constant backdrop to the home's beautifully curated interiors. With seven bedrooms and nine bathrooms, every space has been thoughtfully designed to welcome family and friends while maintaining an atmosphere of refined comfort and privacy.

The home's main living level is where life naturally unfolds. An open-concept design connects the kitchen, dining, and living spaces into one seamless environment where the Gulf remains in sight and conversation flows effortlessly from indoors to out. Whether hosting a holiday gathering, preparing dinner after a day on the beach, or simply enjoying a quiet morning coffee, the home is designed around moments that matter.

On the first level, entertaining takes on an



entirely different character. A fully appointed indoor and outdoor kitchen opens to the heated private pool, creating a setting where afternoons transition naturally into evenings beneath the coastal sky. Surrounded by lush landscaping and thoughtfully designed outdoor living spaces, it is equally suited for lively celebrations or peaceful afternoons spent poolside.

The primary suite offers a retreat unlike any other. A fireplace adds warmth and intimacy, while the spa-inspired bath, complete with a soaking tub and oversized walk-in shower, creates a space designed for restoration. Every bedroom throughout the home features its own ensuite bath, and two newly reimagined bunk rooms add both flexibility and style for larger gatherings.

Currently part of the highly regarded 360 Blue rental program, the property combines exceptional design with impressive performance, offering a projected annual rental income of approximately \$400,000 for those seeking both a remarkable coastal residence and a well-positioned investment opportunity.

Located within the sought-after Gulf Shore Manor community, the home enjoys convenient access to both the Gulf and nearby coastal dune lakes. The boutiques, acclaimed restaurants, and unmistakable charm of Seaside are only minutes away, placing one of 30A's most celebrated destinations within easy reach while preserving the relaxed atmosphere that defines Seagrove Beach.

At 3325 E County Highway 30A, luxury is found not only in its scale or craftsmanship, but in the way the home embraces its surroundings. It is a place where Gulf views greet every morning, where gatherings

naturally extend outdoors, and where the timeless beauty of 30A becomes part of everyday life.

Built in 2021

Essential Information

MLS® #	968994
Price	\$4,500,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,850
Acres	0.13
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	3325 E County Hwy 30a
Area	18 - 30A East
Subdivision	Gulf Shore Manor
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Kitchen Island,
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	Owner's Closet, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Hot Tub, Pool - Enclosed
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Brick, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Corcoran Reverie SRB
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