

\$1,750,000 - 339 Matts Way, Santa Rosa Beach

MLS® #1010020

\$1,750,000

4 Bedroom, 5.00 Bathroom, 2,631 sqft

Detached Single Family on 0.12 Acres

LAKESTIDE AT BLUE MOUNTAIN BEACH,
Santa Rosa Beach, FL

Welcome to 339 Matt's Way! Experience coastal sophistication in this custom-designed retreat, perfectly positioned behind the gates of Lakeside at Blue Mountain. Backing directly onto the serene expanse of Grayton Beach State Park, this turn-key, fully furnished residence offers a rare blend of modern luxury and natural seclusion.

The main level is anchored by a chef's kitchen that serves as the heart of the home, featuring a gas range, professional hood, and double ovens. The open-concept living area flows effortlessly onto a screened porch, which leads to an outdoor oasis complete with a firepit, Big Green Egg, and grill--ideal for evenings spent under the stars. A thoughtfully placed first-floor guest suite provides convenience and privacy for visitors.

The second floor is a dedicated sanctuary, headlined by a primary suite that overlooks the forest. The spa-like ensuite features a soaking tub and a three-head shower, along with a private porch for quiet morning coffee. Adjacent to the primary, a double-insulated flex room offers the versatility to become a home office, bunk room or additional living space. Two more bedrooms and full bathrooms complete the upper level, ensuring plenty of space for everyone. The pull down stairs to full attic is added storage space for new home owner.



Practicality meets comfort with an insulated garage designed to optimize energy efficiency and climate control. Beyond the home, the lifestyle of Blue Mountain Beach awaits. You are moments from the iconic scenery of 30A, the rare coastal dune waters of Redfish Lake, and multiple public beach access points. A community path provides easy access to local favorites like Blue Mountain Creamery and Cowgirl Kitchen. The home backs up to Grayton Beach State Park that encompassing over 2,000 acres of coastal sanctuary providing privacy and amazing bird watching.

Adding even more value, a brand-new community pool with a modern, expanded design is slated for construction this fall, and the assessment has already been paid in full. Whether you are seeking a full-time residence, a high-end vacation rental, or a peaceful second home, this property delivers the ultimate 30A experience.

Built in 2019

Essential Information

MLS® #	1010020
Price	\$1,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,631
Acres	0.12
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	339 Matts Way
Area	17 - 30A West
Subdivision	LAKE SIDE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Electric, Gas - Natural, Public Water
Parking	Garage Door Opener, Garage, Covered
# of Garages	1

Interior

Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Shower
Lot Description	Level, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	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	Compass
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