

\$3,999,000 - 3537 E County Highway 30a, Santa Rosa Beach

MLS® #1003466

\$3,999,000

7 Bedroom, 9.00 Bathroom, 5,385 sqft
Detached Single Family on 0.23 Acres

GULF SHORE MANOR, Santa Rosa Beach,
FL

Tucked within the quiet coastal enclave of Gulf Shore Manor, this Seagrove Beach estate captures the rare balance of privacy, scale, and proximity that defines legacy ownership along 30A. Just moments from the sugar white sands of the gulf and minutes from the iconic town center of Seaside, Florida, the setting feels both removed and remarkably connected -- a peaceful retreat with the energy of the coast close at hand. Built in 2019 and spanning more than 5,300 square feet, the residence was thoughtfully designed for multigenerational living and effortless entertaining, with gathering spaces balanced by quiet areas for retreat. The first floor establishes an inviting sense of arrival, anchored by three ensuite guest bedrooms, including a substantial bunk suite, and an intimate sitting room that offers a relaxed place for conversation or morning coffee. An elevator provides seamless access to all levels of the home. The second floor unfolds into the heart of the residence, where soaring ceilings, abundant natural light, and refined coastal finishes create an atmosphere that feels both elevated and welcoming. The great room flows naturally into the dining and kitchen spaces, designed to accommodate large gatherings with ease. A Sub-Zero and Wolf appliance package, waterfall-edge countertops, oversized island, wet bar with beverage



refrigeration, dual Asko dishwashers, and generous storage reflect a level of craftsmanship and functionality rarely found in coastal homes of this scale. Also located on this level is a well-appointed ensuite king bedroom, offering comfort and privacy for guests. Just beyond the main living spaces, the home extends outward to an expansive second-floor entertaining terrace complete with a private pool, water feature, outdoor dining area, and grilling station. Framed by multiple covered porches and balconies spanning all three levels, the outdoor spaces were designed to embrace the rhythm of coastal living while offering glimpses of the gulf from several vantage points throughout the home. The third floor is dedicated to the home's most private spaces, crowned by a serene primary suite with vaulted ceilings, gulf views, porch access, and a spacious spa-inspired bath with an oversized walk-in shower and expansive closet. An additional guest suite and bunk room complete the level, along with a flexible recreation lounge featuring a wet bar, wine refrigeration, and ice maker -- ideal as a media room, game lounge, or relaxed secondary living space. Adding flexibility and long-term appeal, the carriage house above the detached two-car garage functions as a private guest retreat with its own living area, kitchenette, bedroom, and bath. Whether used for visiting family, extended stays, or supplemental rental income, the additional living quarters enhance both functionality and versatility. The investment profile is equally compelling, with a projected rental income of \$386,000, underscoring the property's exceptional appeal to the discerning vacation rental market along 30A. Beach access is exceptional on multiple fronts. The property benefits from a private gated beach walkover shared among a select group of Gulf Shore Manor owners, along with deeded beach usage rights and two additional nearby public

access points at Pelayo Street and Santa Clara Street. Surrounded by native landscaping in one of Seagrove Beach's most coveted neighborhoods, this is a home designed not simply for vacations, but for gathering generations, creating traditions, and experiencing life along the coast at an elevated level."

Built in 2019

Essential Information

MLS® #	1003466
Price	\$3,999,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,385
Acres	0.23
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	3537 E County Highway 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
Parking	Garage Door Opener, Garage Detached
# of Garages	2

View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, 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
Roof	Metal
Construction	Siding CmntFbrHrdBrd

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	Scenic Sotheby's International Realty
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