

\$3,999,000 - 3959 W County Hwy 30a, Santa Rosa Beach

MLS® #993427

\$3,999,000

7 Bedroom, 8.00 Bathroom, 5,622 sqft

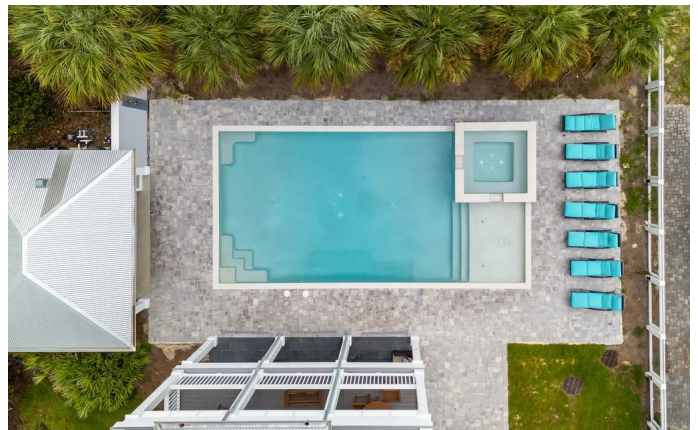
Detached Single Family

GULFVIEW HEIGHTS 1ST ADDN, Santa Rosa Beach, FL

Located on the highly sought after west end of Scenic Highway 30A, this stunning home offers elevated coastal living with exceptional space, thoughtful design, and outstanding income potential. This seven bedroom, eight bathroom, four-story residence spans 5,622 square feet and was designed as a true family retreat, ideal for multigenerational living or as a premier short-term rental with projected annual income exceeding \$250,000.

Professionally styled with coastal contemporary finishes, the home blends refined elegance with relaxed comfort. A private elevator services all four levels, providing effortless access throughout, while expansive indoor and outdoor living areas create the perfect balance of gathering spaces and private retreats. Outdoor living rivals a luxury resort. A private pool with spillover spa anchors the backyard oasis and is complemented by a covered outdoor kitchen, lounge area, and private yard that's ideal for entertaining. Above, the rooftop sun deck delivers sweeping Gulf and sunset views and features a covered outdoor kitchen, dining area, and ample seating to enjoy ocean breezes and unforgettable evenings.

Inside, this home offers three separate indoor living and entertainment areas, allowing space for everyone to relax. The main living room is grand yet inviting, featuring comfortable



seating and a gas-burning fireplace. The chef's kitchen is fully stocked and designed for large gatherings, complete with professional-grade appliances, a six-burner gas range, dual dishwashers, ice maker, generous cabinetry, and an oversized island. The adjacent dining area comfortably seats up to twenty guests, making it ideal for family celebrations and entertaining.

The inverted floor plan enhances views and functionality throughout the home. The first floor is designed as an entertainment hub with a living area, TV, foosball table, games, and a mini kitchenette, along with direct access to the pool and outdoor kitchen. This level includes a queen guest bedroom and a spacious bunk room sleeping up to ten, with each bed featuring its own television.

The second floor serves as the main living level, housing the kitchen, dining, and living areas, along with two king bedrooms, each with en-suite baths. The third floor features an additional living area, two king suites, and a family suite with a queen bed and twin bunk, all with private baths that provide excellent separation for owners and guests alike. The fourth-level rooftop deck completes the home as a premier gathering space offering expansive Gulf views and postcard worthy sunsets. In total, the home features seven bedrooms and seven and a half bathrooms, including five king suites with spa-inspired en-suite baths, two additional guest rooms, and multiple balconies with outdoor seating.

Ideally positioned approximately 0.3 miles from the Gulfview Heights Beach Access, residents enjoy convenient access to parking, restrooms, showers, picnic pavilions, and seasonal lifeguards. Blue Mountain Beach is known for its relaxed, family-friendly atmosphere while remaining close to Gulf

Place, Grayton Beach, Seaside, and an array of dining, shopping, and outdoor activities along Scenic 30A. A rare opportunity to own a luxury Gulf-view home on 30A that seamlessly blends lifestyle, thoughtful design, and exceptional investment potential.

Built in 2018

Essential Information

MLS® #	993427
Price	\$3,999,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	5,622
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	3959 W County Hwy 30a
Area	17 - 30A West
Subdivision	GULFVIEW HEIGHTS 1ST ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Guest, Oversized, Garage
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Shelving, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Lot Description	Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Plantation Shutters, Window Treatments
Roof	Metal
Construction	Frame, 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	30A Local Real Estate
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