

# \$2,499,000 - 45 W Solaire Way 307, Inlet Beach

MLS® #1005030

**\$2,499,000**

2 Bedroom, 2.00 Bathroom, 1,358 sqft  
Condominium

Kaiya Beach Resort, Inlet Beach, FL

Positioned on the third floor of Kaiya Club Residences, Unit 307 offers 1,358 square feet of Gulf-view living with a fully furnished interior ready to enjoy from arrival. Gulf views extend from the great room through the primary suite and out to the covered balcony -- a consistent outlook that distinguishes this residence within the building.

The covered balcony is a genuine outdoor room. Deep, tiled in large-format stone, and furnished in teak -- high-top dining, barrel lounge chairs, and a chaise -- it looks south across the 30A roofline to the Gulf and west toward the white architecture of Alys Beach. Two distinct seating areas make it equally suited for morning coffee and evening entertaining.

Inside, French doors open the great room directly to the balcony, with wide-plank hardwood floors running throughout. Slipcovered sofas, a solid walnut coffee table, and upholstered accent chairs -- all Restoration Hardware, all conveying with the sale -- give the space a settled, editorial quality that arrives fully formed.

The chef's kitchen is anchored by a Wolf professional gas range set against a full-slab backsplash, with Sub-Zero refrigeration and full-height flat-panel cabinetry in dove grey. An oversized quartz island with shiplap-wrapped base seats four beneath a statement brass ring pendant. Just off the kitchen, a dedicated wet bar with under-lit glass-front cabinetry, quartz counter, and bar sink is designed for



seamless entertaining without disrupting the main kitchen. Both bathrooms are finished entirely in Carrara marble. The primary bath features a dual vanity with fluted cabinetry and a walk-in rain shower. The guest bath continues the same marble palette with a full soaking tub under a glass enclosure -- a detail more at home in five-star hospitality than a residential condominium.

The primary suite opens through French doors directly to the balcony with Gulf views from the bed. The secondary bedroom is equally refined, with hardwood floors and ample closet storage.

Kaiya Club membership is available separately at an additional cost and provides access to the rooftop pool, sun deck, Wolf outdoor kitchen, and the private Gulf-side beach house -- a complete resort amenity package for those who want the full Kaiya experience. The Kaiya grounds feature a formal cobblestone arrival, illuminated fountain gardens, and a fire feature courtyard. Directly adjacent to Alys Beach, minutes from Rosemary Beach, and steps from the 19-mile 30A bike path.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1005030     |
| Price          | \$2,499,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,358       |
| Year Built     | 2023        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 45 W Solaire Way 307 |
| Area        | 18 - 30A East        |
| Subdivision | Kaiya Beach Resort   |
| City        | Inlet Beach          |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32461                |

## Amenities

|              |                         |
|--------------|-------------------------|
| Utilities    | Electric, Gas - Natural |
| Parking      | Garage                  |
| # of Garages | 1                       |
| View         | Gulf                    |
| Water View   | Gulf                    |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Washer/Dryer Hookup, Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Washer                                            |
| Heating           | Central, Gas - Natural                                                          |
| Cooling           | Central Air, Ceiling Fan(s)                                                     |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Within 1/2 Mile to Water |
| Windows           | Window Treatments        |
| Construction      | Concrete                 |

## School Information

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

## Listing Details

|                |                                                   |
|----------------|---------------------------------------------------|
| Listing Office | Christies International Real Estate Emerald Coast |
|----------------|---------------------------------------------------|

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