

\$7,195,000 - 4731 W County Highway 30a, Santa Rosa Beach

MLS® #998890

\$7,195,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Detached Single Family on 0.72 Acres

N/A, Santa Rosa Beach, FL

Experience a rare opportunity to own a nearly ¾-acre beachfront homesite on the coveted west end of Scenic Highway 30A. With an impressive 75 feet of pristine Gulf frontage, this exceptional property offers unobstructed, panoramic views of the Gulf and a sense of space and privacy that is increasingly hard to find along the coast. Elevated approximately 26 feet above the beach, the homesite captures sweeping vistas in both directions, along with refreshing coastal breezes and a naturally private setting. A secure bulkhead is already in place, and ownership extends to the mean high-water line, further enhancing the value and long-term enjoyment of this remarkable stretch of shoreline.

The existing beach cottage offers a comfortable and inviting retreat, thoughtfully positioned to maximize the view. Recently updated with a new roof and fresh, bright exterior paint, the home embodies the timeless charm of a quintessential Old Florida beach cottage. With its relaxed character and nostalgic coastal feel, it perfectly captures the essence of classic 30A living.

Inside, the main living space opens to a stunning Gulf backdrop, creating an effortless connection between indoor living and the natural beauty beyond. The home features three well-sized bedrooms and two bathrooms,



including a primary suite with Gulf views that shares a bath with a spacious guest room. On the opposite side of the home, an additional bedroom and bath provide added flexibility and convenience. Both bathrooms offer exterior access, ideal for coming and going from the beach. A full-width deck spans the back of the home, offering the perfect setting for morning coffee, sunset gatherings, and everything in between. Two one-car garages provide ample storage for beach gear, bikes, and more.

Whether you envision enhancing the existing structure or designing a custom beachfront estate, the size, elevation, and frontage of this property provide an exceptional canvas for creating something truly special.

Ideally located just moments from Gulf Place, you'll enjoy convenient access to some of 30A's favorite dining, shopping, and entertainment, all while enjoying the privacy and scale of an estate-sized Gulf-front setting. Opportunities like this are few and far between!

Built in 1977

Essential Information

MLS® #	998890
Price	\$7,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.72
Year Built	1977
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	4731 W County Highway 30a
Area	17 - 30A West
Subdivision	N/A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Detached
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Shower
Lot Description	Bulkhead/Seawall, Cleared, Coastal Setback, Within 1/2 Mile to Water

School Information

Elementary	Van R Butler
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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