

\$1,949,500 - 6296 W County Hwy 30a, Santa Rosa Beach

MLS® #1000142

\$1,949,500

4 Bedroom, 4.00 Bathroom, 2,123 sqft

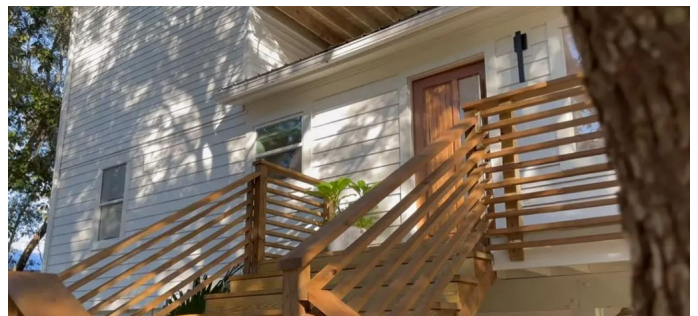
Detached Single Family on 0.23 Acres

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Introducing Treetops 30A--a rare architectural gem offering one of the most unique luxury living and investment opportunities along the Emerald Coast. Situated among a majestic oak canopy on one of the highest natural elevations in coastal Florida, this Bali-inspired retreat captures 180-degree Gulf views and sits just a stones throw from the nearest beach access and the treasured Stallworth Coastal Dune Lake--one of the rarest ecosystems in the world.

Crafted to transcend the typical beach home/rental of the area, Treetops 30A blends thoughtful design, organic materials, and curated luxury finishes and decor that rival that of much higher priced homes in this market. Add to the experience the serene indoor-outdoor flow, the elevated site and treehouse-like design that evoke the feel of a private Costa Rican villa, enhanced by multiple expansive decks and intimate outdoor "destination" spaces on every level. Here, the peacefulness of the oaks, the Gulf breeze, and the nearby dune lake create a truly unmatched setting.

Originally renovated as a high-performing three-bedroom luxury rental that already ranks among the strongest rental properties in its class, the home has been recently upgraded to a four-bed, four-bath layout and stands to exceed any like rental on the market. Yet its



most compelling advantage lies in its remarkable expansion potential: the existing structure, elevation, and lot configuration allow for a seamless and cost-efficient transformation into a six- or seven-bedroom luxury showpiece, a value proposition nearly impossible to replicate on another lot this close to both the Gulf and a Coastal Dune Lake.

With its beachside location, Gulf views, adjacency to Stallworth Lake, and resort-level design, Treetops 30A stands out as a legacy property poised for exceptional enjoyment and long-term financial return. Whether kept as a personal sanctuary or elevated into one of the most iconic Airbnb rentals on the Emerald Coast, this home offers a rare blend of nature, luxury, and future potential that is truly one-of-a-kind.

Built in 1989

Essential Information

MLS® #	1000142
Price	\$1,949,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,123
Acres	0.23
Year Built	1989
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	6296 W County Hwy 30a
Area	17 - 30A West
Subdivision	BEACH HIGHLAND 1ST ADD

City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Golf Cart Garage, Carport, Covered
View	Gulf, Gulf/Pass, Lake
Water View	Gulf, Gulf/Pass, Lake

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Recessed Lighting, Newly Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Sprinkler System
Roof	Metal
Construction	Wood Siding

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Gulf Realty 30A LLC
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