

\$3,500,000 - 70 Gulf Ridge Drive, Santa Rosa Beach

MLS® #1013253

\$3,500,000

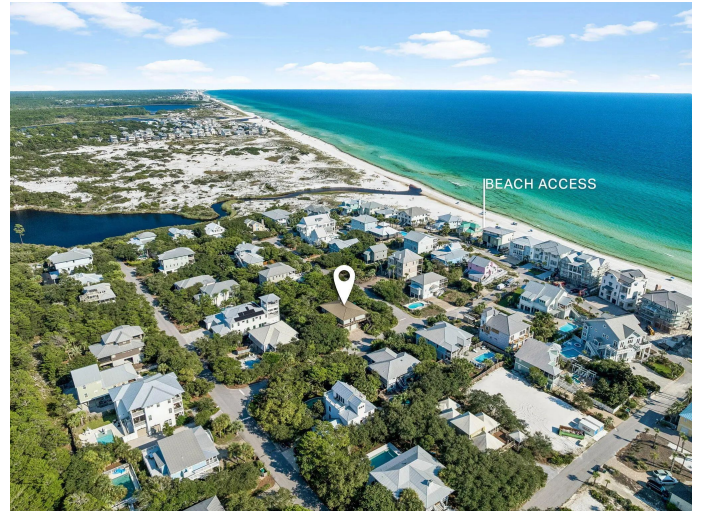
4 Bedroom, 3.00 Bathroom, 2,463 sqft

Detached Single Family on 0.25 Acres

GULF TRACE, Santa Rosa Beach, FL

Set just steps from one of Gulf Trace's private, deeded beach walkovers, the home enjoys a premier location surrounded by rich natural surroundings that makes this stretch of 30A so extraordinary. Designed with an emphasis on effortless flow and privacy, the residence features a sophisticated indoor-outdoor living concept, open-air porch spaces, expansive decking, and an oversized screened porch that extends the living experience into the surrounding landscape. A fireplace adds warmth and ambiance, creating an inviting gathering space for quiet evenings or entertaining family and friends.

Every detail of the home has been thoughtfully considered and meticulously executed, from the contemporary architectural design to the carefully planned living spaces and premium finishes. Generous storage adds everyday functionality, while the expansive outdoor spaces provide plenty of room to relax and enjoy the peaceful setting. The property also offers the potential to add a private pool, allowing the next owner to further customize the outdoor living experience. Beyond the home, Gulf Trace offers a rare sense of seclusion while remaining remarkably convenient to everything that makes 30A so desirable. The gated community is bordered by the Gulf of Mexico and Grayton Beach State Park, creating an exceptional setting where pristine beaches, protected natural landscape, abundant wildlife, and the rare



beauty of a Coastal Dune Lake converge. Residents enjoy access to two private, deeded beach walkovers, while the community's county enforced development plan helps preserve the neighborhood's distinctive character and natural surroundings. Gulf Trace also maintains a voluntary homeowners association with no mandatory HOA fees. Despite its peaceful, tucked away setting, the home is just a short walk or bike ride from the restaurants, shopping, galleries, and laid-back energy of Grayton Beach and Scenic 30A. With its contemporary architecture, exceptional privacy, proximity to the Gulf, and unparalleled natural setting, this is a rare opportunity to experience a more refined side of Grayton Beach where modern coastal luxury meets the untouched beauty of Old Florida.

Built in 1988

Essential Information

MLS® #	1013253
Price	\$3,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,463
Acres	0.25
Year Built	1988
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	70 Gulf Ridge Drive
Area	17 - 30A West
Subdivision	GULF TRACE
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Guest
# of Garages	2
View	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Pantry, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Covenants, Restrictions, Within 1/2 Mile to Water, Wooded
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

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	Watersound Real Estate
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