

\$7,299,000 - 73 Pompano Street, Inlet Beach

MLS® #1004291

\$7,299,000

8 Bedroom, 10.00 Bathroom, 7,554 sqft

Detached Single Family

INLET BEACH, Inlet Beach, FL

Some properties stand apart not because of any single feature, but because of how difficult their combination of features would be to replicate. This exceptional Inlet Beach residence offers more than 7,500 square feet of living space, over 4,200 square feet of covered porches and balconies, a resort-style private pool and spa, parking for at least eight full-sized vehicles, no HOA, Gulf views from multiple levels, and a location just moments from the beach and 30A.

Designed on a scale rarely found in a private coastal residence, the home spans four levels with multiple living and entertaining areas that allow large groups and multiple families to gather comfortably while still maintaining separation and privacy. At the heart of the property is an extraordinary outdoor environment featuring a 30' x 26' heated pool, 16' x 9' covered spa, outdoor kitchen, and expansive covered living areas that create the feel of a private resort.

The first floor is dedicated to poolside living and entertaining, with a spacious den, prep kitchen, pool-access bath, laundry room, and private guest suite opening directly to the covered spa and pool deck.

The second floor provides six bedrooms and six bathrooms, including four Gulf-view bedrooms with balcony access and two dedicated bunk rooms, creating substantial



accommodations for family and guests. The third floor serves as the home's primary gathering space, with expansive open-concept living and dining areas, vaulted ceilings, gas fireplace, full wet bar, gourmet kitchen with butler's pantry, and direct access to covered outdoor living overlooking the Gulf.

The fourth floor adds another oversized bedroom, recreation room with built-in bunks, full bathroom, and covered balcony, providing a flexible private retreat for additional guests or extended family.

Beyond its size and amenities, the property offers something many luxury vacation homes can only project: demonstrated rental performance. In its first full year on the vacation rental market, the home generated more than \$500,000 in 2026 gross rental bookings and currently has \$300,000+ in 2027 bookings.

Whether envisioned as a private coastal retreat, a multigenerational gathering place, or a luxury property capable of generating substantial income when not in personal use, this is an opportunity defined by options. Exceptional scale, extraordinary outdoor amenities, no HOA, substantial parking, proximity to the Gulf and 30A, and proven rental performance come together in a property that would be extraordinarily difficult to duplicate.

Built in 2024

Essential Information

MLS® #	1004291
Price	\$7,299,000
Bedrooms	8
Bathrooms	10.00

Full Baths	9
Half Baths	1
Square Footage	7,554
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	73 Pompano Street
Area	18 - 30A East
Subdivision	INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Crown Molding, Tray Ceiling(s), Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Kitchen
Lot Description	Interior Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Brick, 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	Scenic Real Estate
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