

# \$2,750,000 - 76 Gulfview Heights Street, Santa Rosa Beach

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MLS® #1012293

**\$2,750,000**

6 Bedroom, 5.00 Bathroom, 2,748 sqft

Detached Single Family on 0.25 Acres

GULFVIEW HEIGHTS, Santa Rosa Beach, FL

Coastal Luxury Awaits -- 6 BR / 5 BA Gulfview Retreat on Scenic 30A

Welcome to an extraordinary opportunity in the heart of Santa Rosa Beach, along famous Scenic 30A-- a spacious, 3-story beach home sitting on a generous .25 acre lot -rare for this area- with no HOA. just steps from the pristine sands of Gulfview Heights beach access along the iconic Scenic Highway 30A, this 6-bedroom, 5-bathroom residence offers the pinnacle of coastal luxury and future flexibility. Step inside to family friendly floor plan that celebrates natural light and effortless coastal style. This home delivers the perfect blend of luxury, comfort, and endless potential. Flexible Future Potential-Situated on a spacious lot, this property offers rare room for expansion. Whether you envision a carriage house, an outdoor game area, or additional living space, the possibilities are limited only by your imagination. Build your dream retreat or maximize rental income potential. First Floor -- Guest Comfort & Convenience. Kitchenette -- Perfect for quick meals and guest convenience. King Primary Suite (1) -- With private en-suite bath. Bunk Room -- Ideal for kids or extra guests. Laundry Room -- With full bath for added convenience. Second Floor -- Main Living Area. Spacious Living Room -- Open and inviting. Dining Room -- Perfect for family gatherings. Modern Kitchen -- Well-appointed for the home chef. Queen



Bedroom (2) -- With full bath. Two Balconies -- Enjoy stunning Gulf and ocean views. Third Floor -- Private Retreats. Master Suite (3) -- King bed with en-suite bath featuring a jacuzzi tub. Guest Bedroom (4) -- King-sized bed. Guest Bedroom (5) -- Children's bunks. Shared Full Bath -- Conveniently located. Two Gulfview Balconies -- Panoramic views to savor. Prime 30A location in Santa Rosa Beach. Outdoors, the home truly shines. A large composite deck wraps the rear of the house, perfect for al fresco dining and sunset cocktails. The pool deck is travertine with added privacy wall surrounding the heated private pool. Don't miss this rare opportunity to own a piece of Florida's Gulf Coast paradise. Schedule your private showing today!

Built in 2000

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1012293                |
| Price          | \$2,750,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,748                  |
| Acres          | 0.25                   |
| Year Built     | 2000                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 76 Gulfview Heights Street |
| Area        | 17 - 30A West              |
| Subdivision | GULFVIEW HEIGHTS           |
| City        | Santa Rosa Beach           |
| County      | Walton                     |

|          |       |
|----------|-------|
| State    | FL    |
| Zip Code | 32459 |

### Amenities

|            |                                                                                          |
|------------|------------------------------------------------------------------------------------------|
| Utilities  | Electric, Gas - Natural, Lift Station, Public Sewer, Public Water, TV Cable, Underground |
| View       | Gulf                                                                                     |
| Water View | Gulf                                                                                     |
| Has Pool   | Yes                                                                                      |
| Pool       | Heated                                                                                   |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Fireplace, Newly Painted, Owner's Closet, Split Bedroom, Woodwork Painted |
| Appliances        | Dishwasher, Dryer, Microwave, Washer, Electric Water Heater                              |
| Heating           | Central, Gas - Natural                                                                   |
| Cooling           | Ceiling Fan(s)                                                                           |
| # of Stories      | 3                                                                                        |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Outdoor Shower         |
| Lot Description   | Easements                                      |
| Windows           | Window Treatments                              |
| Roof              | Metal                                          |
| Construction      | Frame, Stucco, Trim Wood, Siding CmntFbrHrdBrd |
| Foundation        | Slab                                           |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Silver Sands Real Estate |
|----------------|--------------------------|

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