

\$4,390,000 - 8183 E County Highway 30a, Inlet Beach

MLS® #997646

\$4,390,000

7 Bedroom, 10.00 Bathroom, 5,652 sqft

Detached Single Family on 0.18 Acres

GULF LAKE BEACHES ESTATES, Inlet Beach, FL

This well-appointed 7-bedroom, 7 full-bath, 3 half-bath coastal residence offers an exceptional blend of space, functionality, and prime 30A location--with no HOA and just a short walk to two public beach accesses. Thoughtfully designed for comfort and versatility, the home features two bunk areas, two separate living rooms, and multiple balconies, creating generous gathering spaces while still allowing for privacy--ideal for hosting large groups. Set on an oversized lot, the outdoor living experience is a true standout. A large heated pool, summer kitchen, and private backyard oasis shaded by mature oak trees provide the perfect setting for relaxed afternoons and evenings after the beach. The third-floor living room and kitchen serve as the heart of the home, capturing stunning Gulf views and offering a natural space for entertaining. Anchored by a 14-person dining table and ample bar seating, the chef's kitchen is equipped with stainless steel appliances, custom cabinetry, abundant storage, and designer finishes that balance style with functionality. An elevator offers convenient access to all three levels. The first floor includes a spacious mudroom with built-in cubbies and a washer and dryer, while two additional laundry areas on the upper levels make hosting guests effortless. Ideally located on the east end of 30A, between Alys Beach and The Big Chill, you're moments from dining, boutique shopping, and entertainment. With



proven rental performance generating approximately \$270,000-\$315,000 annually, this property presents a compelling opportunity as a second home or investment along one of 30A's most sought-after corridors.

Built in 2020

Essential Information

MLS® #	997646
Price	\$4,390,000
Bedrooms	7
Bathrooms	10.00
Full Baths	7
Half Baths	3
Square Footage	5,652
Acres	0.18
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	8183 E County Highway 30a
Area	18 - 30A East
Subdivision	GULF LAKE BEACHES ESTATES
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

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

Pool	Heated, In Ground
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Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

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 Sotheby's International Realty
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