

\$8,750,000 - 8372 E County Hwy 30a, Inlet Beach

MLS® #997064

\$8,750,000

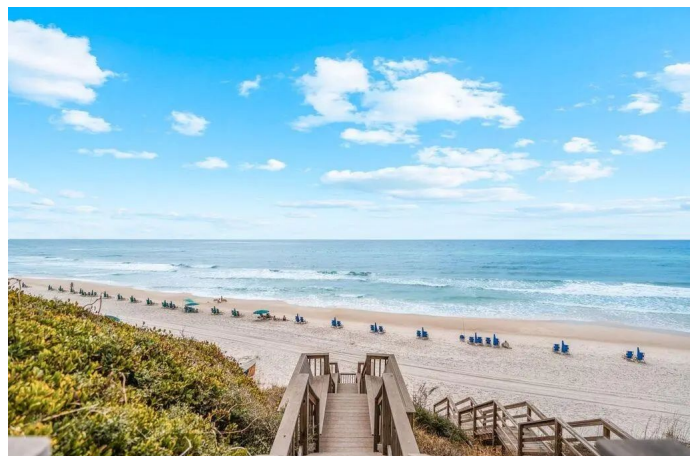
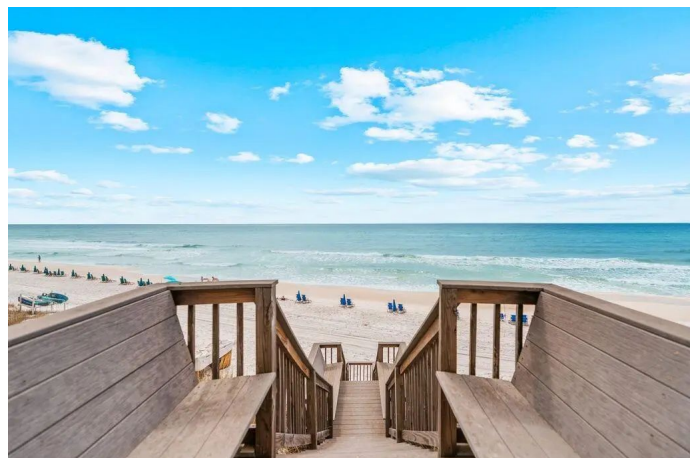
3 Bedroom, 4.00 Bathroom, 2,616 sqft

Detached Single Family on 0.56 Acres

METES & BOUNDS, Inlet Beach, FL

A beautifully reimagined 3-bedroom, 3.5-bath Gulf-front home ideally positioned on approximately .56 acres, extending to the mean high water mark and offering a private beach setting atop a naturally elevated bluff with sweeping Gulf views. Only 50 steps to the beach.

Designed for both comfort and coastal elegance, the home features an open-concept living area with a coffered ceiling in the great room and abundant natural light. The chef's kitchen is appointed with Viking professional appliances, a large center island, pantry closet, and seamless flow for entertaining. A charming bunk niche adds flexibility for guests, while a full-sized laundry room enhances everyday functionality. a large center island, pantry closet, and effortless flow for entertaining family and guests alike. A charming built-in bunk niche provides additional flexibility, while a spacious laundry room and abundant storage throughout add everyday functionality. Travertine marble flooring spans the main living level, complemented by warm hardwood floors upstairs and beautifully updated baths finished in timeless marble and designer tile selections. Outdoor living is equally impressive and designed to embrace the Gulf-front lifestyle. The expansive second-floor deck captures breathtaking sunset views and coastal breezes, while the first-level stone patio creates an inviting setting complete with a gas grill, fire pit, outdoor shower, and private beach



access just beyond.
Fully enclosed by a concrete perimeter wall and accessed through a gated brick paver driveway, the property offers a rare sense of security and exclusivity rarely found along 30A. Zoned Neighborhood Infill with no HOA, this is a remarkable opportunity to own a private Gulf-front compound in one of the most prestigious and supply-constrained luxury markets on the Emerald Coast.

Built in 1983

Essential Information

MLS® #	997064
Price	\$8,750,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,616
Acres	0.56
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	8372 E County Hwy 30a
Area	18 - 30A East
Subdivision	METES & BOUNDS
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Other, Public Sewer, Public Water, TV Cable
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View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Cathedral Ceiling(s), Tray Ceiling(s), Vaulted Ceiling(s), Kitchen Island, Owner's Closet, Pantry, Shelving, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Heat Pump, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Lawn Pump, Outdoor Shower, Sprinkler System
Lot Description	Coastal Setback, Level, Within 1/2 Mile to Water
Windows	Storm Window(s), Plantation Shutters, Window Treatments
Roof	Slate
Construction	Frame, Stucco, Trim Wood
Foundation	Slab

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family, Resid Single Family
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Listing Details

Listing Office	La Florida Coastal Properties
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