

\$22,500,000 - 96 Camp Creek Point Dr, INLET BEACH

MLS® #972572

\$22,500,000

6 Bedroom, 7.00 Bathroom, 6,259 sqft
Detached Single Family on 0.17 Acres

CAMP CREEK POINT, INLET BEACH, FL

Located at 96 Camp Creek Point Drive in Inlet Beach, Florida, this exceptional beachfront residence offers a harmonious blend of modern elegance and timeless charm.

Designed by renowned architect Geoff Chick and constructed in 2020, the home spans 6,259 square feet on a 0.17-acre lot, featuring six bedrooms and seven and a half bathrooms. The home's robust all-concrete construction is complemented by cedar shake siding, seamlessly integrating with its coastal surroundings. A decommissioned brick paver driveway, sourced from Charleston, South Carolina, leads to a two-car garage and a distinguished second-floor entryway. Inside, the open-concept living, dining, and kitchen areas are adorned with reharvested ceiling beams from Ohio and shell stone flooring, creating an atmosphere of sustainable elegance. The gourmet kitchen boasts solid Taj Mahal quartzite counters, premium Sub-Zero appliances, a Viking range, and a metal island with an integrated sink and bar seating. Custom Waterworks fixtures and modern flat-front cabinetry further enhance the space.

Each bedroom is thoughtfully designed with features such as automatic blinds, custom grasscloth wallpaper, and ensuite bathrooms equipped with paneled linen closets and hand-painted Mackenzie-Childs accents. The master suite serves as a private sanctuary, offering a vaulted ceiling, silk-stitched wallpaper, a marble bathtub, dual marble



vanities, and a private gulf-front balcony.

The residence includes a standalone suite over the garage, reminiscent of a charming carriage house, complete with a full ensuite bath and bunk beds. Pet-friendly features are integrated throughout, including a dedicated dog room with a Dutch door, a hidden dog gate, and a dog-washing station with a quartz sink.

Designed for both relaxation and entertainment, the home features a spacious media and game room, perfect for gatherings. This thoughtfully curated space includes plush seating, a large-screen display, and built-in surround sound, offering a cinematic experience from the comfort of home. A ping pong table and custom cabinetry further enhance the room's functionality, making it an inviting retreat for both kids and adults alike.

Outdoor spaces are equally impressive, featuring a gulf-front pool with a shallow shelf suitable for pets, a spa with a waterfall feature, and a screened porch with an outdoor kitchen. A private Trex boardwalk provides direct access to the pristine beach.

Modern conveniences include a tankless hot water system, multiple laundry areas, a private elevator, whole-home automation via Crestron, whole-home audio, and over 2,000 square feet of climate-controlled storage.

This property epitomizes coastal luxury, offering an unparalleled living experience in the coveted Camp Creek Point neighborhood, just minutes from Scenic Highway 30A's array of shopping and dining options. Inquire today to schedule a showing.

Built in 2020

Essential Information

MLS® #	972572
Price	\$22,500,000
Bedrooms	6
Bathrooms	7.00
Full Baths	7
Square Footage	6,259
Acres	0.17
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	96 Camp Creek Point Dr
Area	30A East
Subdivision	CAMP CREEK POINT
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Elevators, No Short Term Rental, Gated Community, No Rental, Waterfront
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Pool - In-Ground, Private

Interior

Interior Features	Ceiling Crwn Molding, Fireplace, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Shelving, Washer/Dryer Hookup,
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Window Treatment All, Built-In Bookcases, Ceiling Beamed, Ceiling Raised, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Owner's Closet, Wet Bar, Elevator

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator, Oven Continue Clean, Refrigerator W/Ice Maker

Cooling A/C: Central Electric, Ceiling Fans, A/C: High Efficiency, A/C: Two Or More

Fireplace Yes

Fireplaces Fireplace, Fireplace Gas

of Stories 3

Exterior

Exterior Concrete, Roof Metal, Foundation Off Grade, Roof Shingle/Shake, Siding Shake, Siding Stucco

Exterior Features Balcony, Deck Covered, Patio Covered, Pool - In-Ground, Columns, Deck Open, Patio Open, Porch Covered, Porch Screened, Shower, Summer Kitchen

Lot Description Covenants, Restrictions, Irregular, Within 1/2 Mile Of Water

Roof Roof Metal, Roof Shingle/Shake

Foundation Foundation Off Grade

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 1235.00

HOA Fees Freq. Annually

Listing Details

Listing Office Christies International Real Estate Emerald Coast

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Listing information last updated on May 16th, 2025 at 12:30am CDT