

# \$9,995,000 - 3500 E Co Highway 30a, Santa Rosa Beach

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MLS® #897131

**\$9,995,000**

7 Bedroom, 9.00 Bathroom, 6,083 sqft

Residential on 0.21 Acres

SANCTUARY AT SEAGROVE, Santa Rosa Beach, FL

Primely located in the heart of Seagrove Beach south of 30A, this pristine second tier offering yields exceptional deeded beach access, beautiful gulf views as well as striking architectural elements designed by Archiscapes & Cronk Duch highlighted by soaring concrete parapet walls and a crisp exterior facade. Masterful building quality abounds with concrete block and poured concrete construction as well as beautiful interior styling including laser cut panel ceilings in the main living area, pecky cypress accents and an extraordinary resort style pool with concrete walled privacy. The essence of this home was designed for families to come together and enjoy the luxury of being in a coastal naturalistic environment. The private parking court yields over 8 parking spaces with access south of 30A. The masterful elevation spans four vertical stories with residential elevator accessibility to three floors for optimal comfort. The first level offers a beautiful vestibule entryway with french limestone floors throughout and a large first floor living area complete with custom bar, bunk bedroom with ensuite as well as direct access to the outdoor courtyard highlighted by an outdoor kitchen, pool bath, and stunning resort pool & spa.

The second level is the epicenter of the home. The chef's kitchen is thoughtfully designed with Meile appliances and custom wood cabinets anchored by a massive center island



and finely appointed finishes including a custom vent hood from Thierry Francois along with his signature french oak flooring (which can also be found throughout the home). Meile appliances are standard throughout the kitchen including a gas range, paneled refrigeration, built-in coffee maker and two dishwashers. The open living room off the kitchen is a true paradise with access to expansive south facing porches and 10' glass sliding doors facing the Gulf of Mexico and the private resort pool. The living room features laser cut oak ceiling panels, ample seating, sleek linear gas fireplace with venetian plaster surround and a custom bar area with built in wine storage, refrigeration and a euro door for entertaining. The second floor also offers a private laundry and ensuite bathrooms for all bedrooms.

The third floor is the primary suite level featuring four separate bedrooms, with expansive gulf views as well as a second laundry room and sitting area. The primary suite has exclusive access to the expansive covered porch as well as the fourth story covered rooftop deck with its private sitting area and endless gulf vistas. The ensuite off the primary bedroom yields a beautiful marble mosaic tile with soaking tub and shower encased in suspended glass and overlooking floor to ceiling glass windows focused on pristine gulf views. The overall design and function of this home is unparalleled on 30A and offers direct beach access without crossing a highway as well as a large 3 car garage. Sanctuary at Seagrove is centrally located on 30A within excellent proximity to Seaside, Watersound and the coveted east end.

Built in 2022

## **Essential Information**

MLS® #	897131
Price	\$9,995,000
Bedrooms	7
Sold Price	\$8,400,000
Bathrooms	9.00
Date Sold	2022-06-10
Full Baths	7
Days until Sold	42
Half Baths	2
Square Footage	6,083
Acres	0.21
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### Community Information

Address	3500 E Co Highway 30a
Area	18 - 30A East
Subdivision	SANCTUARY AT SEAGROVE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Deed Access
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage, Garage Attached, Oversized
# of Garages	3
Has Pool	Yes
Pool	Pool - In-Ground, Private

### Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Elevator, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted,
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	Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Covered, Deck Open, Fenced Privacy, Hot Tub, Patio Covered, Patio Open, Pool - In-Ground, Porch, Shower, Summer Kitchen
Lot Description	Cul-De-Sac, Dead End, Within 1/2 Mile to Water

## School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	748
Zoning	Resid Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Compass
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