

# \$5,500,000 - 401 Blue Mountain Road, Santa Rosa Beach

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MLS® #906704

**\$5,500,000**

6 Bedroom, 7.00 Bathroom, 4,524 sqft

Residential on 0.20 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

When location is all-important, this luxury beach house south of Scenic Highway 30A is hard to beat. Relax on the porch enjoying panoramic sunset views over the emerald Gulf of Mexico or head down to the beach just steps away and feel the soft sand between your toes. Previously rented as a beach retreat for up to 19 guests, this well-planned home boasts six spacious bedrooms, six-and-a-half baths and three living areas with ample room for everyone to find their own private space. A newly installed elevator whisks you effortlessly from floor to floor with spacious master en suites on all three levels. The first floor has a light-filled family room with ten-ft. pecky cypress ceilings, oak flooring and three sets of French windows opening onto the pool terrace. The main living room on the second floor has shiplap wall features and oak floors enhancing the light-filled open living space but it's the gulf views that steal the show. The dining area is a gathering place for card games and formal dining for eight with further seating at the breakfast. The adjoining gourmet kitchen is superbly equipped with floor-to-ceiling designer cabinets, pristine marble countertops and stainless steel appliances including an induction oven, ice maker and wine fridge. French doors open onto one of five balconies providing seamless outdoor living with stunning gulf views. Relax



by the tranquil heated pool listening to the SONOS sound system and enjoy soft gulf breezes from the extended deck. The paved driveway has parking for seven vehicles as well as a climate-controlled garage. To crown it all, this desirable beach house is a short bicycle ride from upscale dining, shopping and entertainment at incredible communities including Seaside, Florida, and Grayton Beach.

Built in 2016

**Essential Information**

MLS® #	906704
Price	\$5,500,000
Bedrooms	6
Sold Price	\$4,975,000
Bathrooms	7.00
Date Sold	2023-03-15
Full Baths	6
Days until Sold	203
Half Baths	1
Square Footage	4,524
Acres	0.20
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

**Community Information**

Address	401 Blue Mountain Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

## Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking Spaces	2
Parking	Garage Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunitite Concrtr, Pool - In-Ground, Private

## Interior

Interior Features	Breakfast Bar, Ceiling Raised, Elevator, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Refrigerator, Refrigerator W/IceMk, Stove/Oven Electric, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency, Ceiling Fans, Water Heater - Two +
# of Stories	3

## Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Slab, Trim Wood
Exterior Features	Balcony, Fenced Lot-Part, Lawn Pump, Patio Covered, Pool - Gunitite Concrtr, Pool - In-Ground, Shower
Lot Description	Within 1/2 Mile to Water
Roof	Roof Metal
Foundation	Slab

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	631
Zoning	Resid Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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