

\$9,600,000 - 2940 E County Hwy 30a, Santa Rosa Beach

MLS® #918898

\$9,600,000

4 Bedroom, 5.00 Bathroom, 4,276 sqft

Residential on 0.21 Acres

SEAGROVE 3RD ADDN, Santa Rosa Beach, FL

This Seagrove gulf front home, crafted by Thurber Architects, exudes coastal sophistication and elegant charm. Upon entry, the sweeping gulf views from the beach-facing living area, with its floor-to-ceiling windows, will take your breath away. Every detail in this 4,276 square foot home has been thoughtfully considered, from the floating European white oak staircase to the soothing color palette and exquisite finishes. Set atop a high beach dune, this one-of-a-kind residence features 60 feet of private direct beach access and generous gulf-frontage. Spend evenings by the fireplace in the living room or entertain guests in the dining room or under the Sunbrella Arbor on the gulf front pavilion. The first-floor living area includes a private loggia with a heated spa pool and a Nano glass door system that folds away to showcase the gulf front garden with landscape lighting and tropical views. The gourmet kitchen is a masterpiece of form and function, with double Bosch dishwashers, double ovens, a Wolf warming drawer, Subzero refrigerator, full-size wine cooler, 36" Wolf cooktop, induction cooktop, and icemaker.

The floor plan includes a main floor master bedroom with gulf views, his and her closets and an en suite bath with split vanities. The second floor primary master suite showcases panoramic gulf front views from every window.. This luxurious oasis is accentuated with a



morning bar and a private gulf front veranda to enjoy your morning coffee or relax with a good book. Complimenting this master suite is a california closet and private laundry and wet bar area. Both master suites are complete with radiant heated Marble floors, toe heaters, a walk-in shower with glass tiles and custom cabinetry. Two additional guest bedrooms with en suite baths complete the second floor living space.

The state-of-the-art home technology system allows for complete control of lighting, sound, and security with the Lutron and Control 4 systems. Other features include an elevator, two laundry areas,a double car garage, Dornbracht plumbing fixtures and custom drapes with blackout lining along with electronic shades.

Constructed with fortified ICF construction and sea wall, this Old Seagrove Beach property offers peace of mind and protection from the elements. A full list of amenities and features is available upon request.

Built in 2011

Essential Information

MLS® #	918898
Price	\$9,600,000
Bedrooms	4
Sold Price	\$9,375,000
Bathrooms	5.00
Date Sold	2023-06-09
Full Baths	4
Days until Sold	87
Half Baths	1
Square Footage	4,276
Acres	0.21
Year Built	2011

Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	2940 E County Hwy 30a
Area	18 - 30A East
Subdivision	SEAGROVE 3RD ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable
Parking Spaces	2
Parking	Garage Attached, Guest
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Elevator, Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Marble, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Lighting Track, Newly Painted, Renovated, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Security System, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat - Radiant Floor, Heat High Efficiency, Heat Pump A/A Two +
Cooling	AC - 2 or More, AC - High Efficiency, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	2

Exterior

Exterior	Insulated Conc Forms, Roof Metal, Slab, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Fenced Lot-Part, Fenced Privacy, Fireplace, Lawn Pump, Patio Covered, Patio Open, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch Open, Sprinkler System
Lot Description	Bulkhead/Seawall, Coastal Setback, Level, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal
Construction	Insulated Conc Forms
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	430
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	Scenic Sotheby's International Realty
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