

# **\$3,350,000 - 1363 W West County Highway 30a 2110, Santa Rosa Beach, FL**

MLS® #939621

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## **\$3,350,000**

4 Bedroom, 4.00 Bathroom, 3,451 sqft  
Residential on 0 Acres

### **SANCTUARY BY THE SEA CONDO, Santa Rosa Beach, FL**

Sanctuary By The Sea unit 2110 is an exquisite property offering a total of 3,451 square feet of living space all on one level with 4 bedrooms and 4 bathrooms. This unit is also located in one of the most private, peaceful, and exclusive buildings on 30A. Being born and raised in this area, I can confidently say that Sanctuary By The Sea is one of my favorite buildings on the coast. The true beauty of this development is that it spans over 20 acres of land and yet has less than 75 units in total which creates supreme privacy and a natural, untouched serenity that is unrivaled. I once asked the HOA president how busy the beach gets in July, and his reply was "it can have a full row of umbrellas on the week of the Fourth". Contrasting that with other major communities in the area that are six or seven rows deep in umbrellas on the Fourth of July illustrates just how private this building is. Residents of this community have access to multiple heated pools, including a zero-entry handicapped accessible pool complete with a grotto-style waterfall feature. There's also multiple spas, two beach accesses, a dock on Big Redfish Lake, an elegant clubhouse perfect for hosting gameday parties, a game room complete with a golf simulator, and a fully-equipped gym. Additional amenities include underground parking, security gates, and a bike room for storage.



As you step inside, you'll be captivated by the

architectural elements that adorn this home, including gorgeous light fixtures, high ceilings, and floor-to-ceiling windows that provide breathtaking water views. This unit is also perfectly situated in the building due to its south facing views. The Southern exposure provides two major benefits: direct water views of both the Gulf of Mexico & Big Redfish Lake, but also because the sun travels overhead during the hottest parts of the day, this patio is shielded from the noon day sun and is always a comfortable place to relax and enjoy.

The renovated kitchen features a breakfast bar, gas range, granite counters, and luxurious appointments such as Viking and Subzero appliances and a built-in wet bar complete with a dedicated ice maker. The open concept design combined with the spacious wet bar make it perfect for entertaining guests.

The primary bedroom boasts incredible views of the water from every space including the luxurious ensuite bathroom with double sinks, a freestanding tub, and separate vanities.

This condo offers a range of desirable features, but one of the biggest benefits is that it is 3,450 square feet all on one level. Some of the main features of the home include a home theater, a gas fireplace, a home office, and a library/den. The private balcony also spans the entire width of the unit and allows you to enjoy the the stunning vistas surrounding the property.

Don't miss the opportunity to make this stunning condo your new home. Contact us today to schedule a private viewing.

Built in 2007

## **Essential Information**

MLS® #	939621
Price	\$3,350,000
Sold Price	\$3,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,451
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

### Community Information

Address	1363 W West County Highway 30a 2110
Area	17 - 30A West
Subdivision	SANCTUARY BY THE SEA CONDO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	BBQ Pit/Grill, Community Room, Deed Access, Dock, Elevators, Exercise Room, Fishing, Game Room, Gated Community, Handicap Provisions, Minimum Rental Prd, Pavillion/Gazebo, Pets Allowed, Pool, Short Term Rental - Allowed, Waterfront, Whirlpool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Covered, Garage, Garage Detached
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes, Gulf, Lake
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Fireplace, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Renovated, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector,

	Stove/Oven Gas, Washer
Cooling	AC - 2 or More
Fireplace	Yes
Fireplaces	Fireplace

## Exterior

Exterior	Concrete, Roof Composite Shngl, Slab, Stucco
Exterior Features	Balcony, Deck Enclosed
Roof	Roof Composite Shngl
Foundation	Slab

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	133
Date Sold	2024-04-17
HOA Fees	7635.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Compass
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