

# **\$1,279,000 - 4045 W County Highway 30a 208, Santa Rosa B**

MLS® #940191

---

## **\$1,279,000**

3 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 0 Acres

SAN REMO, Santa Rosa Beach, FL

Capture the rare opportunity to own a condo with breath-taking Gulf Views in this lovely, low-density 4-Story, 32-Unit complex, nestled in on a beautifully landscaped, 4.8 acres. San Remo is one of 30A West's most exclusive, private and gated condo communities. Here you are just a short walk to the shops and restaurants of Gulf Place, and by vehicle you're under 15 minutes to iconic Seaside. Enjoy the captivating and unobstructed Gulf Views from the open kitchen, dining, living rooms, and primary bedroom, as well as from the over 350SF of balcony space, accessible from both the main living area and the primary bedroom. The extensive balcony size is a rare find indeed in our 30A market. The seamless indoor / outdoor experience of this unit can't be beaten. This unit is perfect for Primary or Secondary, or Short-term Rental Investment. It sleeps up to 8.

Inside you find 2 generous bedrooms, a cozy bunk bedroom with a custom-made barn door, a laundry room with a newer stackable unit and extra storage space, a generous secondary bath, an open kitchen with breakfast bar, dining, and family room. The Primary Suite is Gulf-front w/ a niche for a sitting area or an office. It's ensuite features a separate soaking bathtub and walk-in shower, as well as a walk-in closet.

San Remo has recently been updated with new building and balcony resurfacing, along



with new hand railing. It's attractive amenities and features include: a gracious Porte Cochere framing the entrance, two elevators, a 2500 SF foot community room, exercise room, seasonally heated olympic length pool, large hot tub, a natural pond with a pier, a bbq area, a storage cage for bikes, a coded boardwalk access to near 360 ft of deeded beach, and plenty of parking. And as an added bonus: Each unit has a large, secured climate-controlled storage area. The Storage cage is approximately 7.5 x 8.5 and is located on the same floor as the unit. Unit 208 is close proximity to the stairwell and only one flight up should you not wish to wait on the elevator, and is conveniently near the trash shoot.

This unit is being offered turnkey and furnished with some minor owner exclusions. It hosts newer appliances, washer and dryer, newer mattresses, TVs and interior paint. The HVAC is 2015.

Disclaimer: All listing details are deemed to be factual, but buyers are responsible to verify all details as needed and desired.

Built in 2004

### **Essential Information**

MLS® #	940191
Price	\$1,279,000
Sold Price	\$1,255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.00
Year Built	2004
Type	Residential

Sub-Type	Condominium
Style	N/A
Status	Sold

## Community Information

Address	4045 W County Highway 30a 208
Area	17 - 30A West
Subdivision	SAN REMO
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

## Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Elevators, Exercise Room, Fishing, Gated Community, Pets Allowed, Pool, Separate Storage, TV Cable, Whirlpool
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Balcony, Deck Covered
Windows	Double Pane Windows

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	123
Date Sold	2024-03-04
HOA Fees	1016.00
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Compass
----------------	---------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.