

# \$6,549,000 - 296 Pompano St, INLET BEACH

MLS® #934712

**\$6,549,000**

6 Bedroom, 8.00 Bathroom, 5,650 sqft  
Residential on 0 Acres

INLET BEACH, INLET BEACH, FL

Established in 2020 to offer the true epitome of luxury coastal living, 296 Pompano Street encompasses 5,600 square feet of meticulously planned living space curated by Iva Design and executed by the talented building team at Becktel Construction. The prime homesite totaling a third of an acre is perfectly positioned to capture the covetable views of the white sugar sand and majestic turquoise hued waters while upholding a heightened sense of privacy with a fenced perimeter and gated entry. Upon initial approach, the stately front courtyard echoes the soothing sound of cascading water from the resort-sized pool while providing access to the two-car garage and grand entry foyer. Centered around the outdoor oasis, the first level includes an eat-in kitchen, living area, guest quarters, and seamless access to the outdoor living areas, grilling station, sunning deck, and private pool with integrated lounging ledge and spa.

Overflowing with grandeur, the main living area on the second level showcases the idyllic views and curated design experience featuring beamed ceilings and exotic mediums gleaned from a variety of different regions. The gourmet kitchen is a masterpiece with custom Fuller Brothers cabinetry, an oversized island with breakfast bar, butler's pantry, and professional appliance suite. Blurring the line between indoors and out, the bi-fold doors lead way to the covered porch spanning the



full length of the second floor contributing to the nearly 3,400 square feet of outdoor living space incorporated into the custom floorplan. A secondary main suite, laundry area, and powder room complete the second level.

Interconnected by the full-service elevator, the main suite residing on the third floor embraces the captivating views and soaring beamed ceilings throughout the sleeping quarters, private porch, and sumptuous ensuite with dual vanities, tiled wet room, soaking tub, and oversized walk-in wardrobe. An additional bedroom suite, bunk suite, and office area are also found on the third level. Offering an additional layer of accommodation, the fully sufficient coach house nestled above the garage includes a full kitchen, bedroom suite, and living area.

Perched atop the roof line, the viewing tower is the perfect place to admire the renowned Emerald Coast sunsets which provide a new palate of mesmerizing hues each and every night. Bordered by thirteen acres of protected dunes, Inlet Beach continues to be one of the most sought after beach communities affording residents with a quaint coastal town flair while remaining geographically poised minutes from the town center of Rosemary Beach, Alys Beach, and all of the world class dining and entertainment venues 30A has to offer.

Effectively combining a rare culmination of unique and desirable amenities, 296 Pompano Street creates a compelling opportunity for investors and full-time residents alike. Inquire today to arrange a private viewing and start envisioning the coastal lifestyle you deserve.

Built in 2020

## **Essential Information**

MLS® #	934712
Price	\$6,549,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	5,650
Acres	0.32
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	296 Pompano St
Area	30A East
Subdivision	INLET BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached, Garage
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Community

### Interior

Interior Features	Breakfast Bar, Floor Tile, Washer/Dryer Hookup, Fireplace 2+, Fireplace Gas, Floor Hardwood, Furnished - Some, Kitchen Island, Pantry, Shelving, Wallpaper, Walls Wainscoting, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Auto Garage Door Opn, Central Vacuum, Dryer, Freezer, Ice Machine, Oven Double, Oven:Self Cleaning, Range Hood, Smoke Detector, Washer, Wine Refrigerator

Cooling	A/C: Two Or More, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	3

## Exterior

Exterior Features	Fenced Back Yard, Porch Covered, Shower, Balcony, Fenced Lot-All, Fenced Privacy, Guest Quarters, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch Open, Sprinkler System, Separate Living Area, Fireplace, Summer Kitchen
-------------------	---

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	211
Zoning	Residential Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Corcoran Reverie SRB
----------------	----------------------

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.