

# \$5,490,000 - 8855 East County Highway 30a, INLET BEACH

MLS® #939743

**\$5,490,000**

6 Bedroom, 7.00 Bathroom, 6,561 sqft  
Residential on 0 Acres

Gulfview Estates S/D, INLET BEACH, FL

Soaring nearly thirty five feet above the coastline, this newly constructed architectural masterpiece encompasses over 6,500 square feet of meticulously planned living space perfectly configured for entertaining and gathering while simultaneously showcasing the coveted views of the turquoise-hued waters throughout. Upon initial approach, the stunning entry way draws attentions with the barreled ceilings, smooth white stucco adornments, textured tiles, and custom mahogany doors. The gourmet kitchen features custom-milled cabinetry, an extended wolf range, dual-dishwashers, subzero refrigeration, and concealed pantry. Abutting to the kitchen, the main living area features hardwood oak flooring, 12' coffered ceilings, and a custom tabby shelled-plastered fireplace. Echoing the soothing sound of cascading water, the outdoor oasis provides a true continuation of living space featuring a heated pool, sunning deck, and deeded beach access located directly across the street.

Strategically positioned to take full advantage of the captivating views, the two Gulf-facing primary suites are paired with ample space and spa-like ensuites boasting dual vanities, custom tiled wet rooms, soaking tubs, and dual walk-in wardrobes. Four additional bedroom suites, each complete with a dedicated ensuite, are found throughout the upper levels along with an area perfect for a bunk room or home office depending on the desired



**ROYAL**  
DESTINATIONS  
beyond the beach

Date: September 18, 2023  
Address: 8855 E County Highway 30A, Inlet Beach, FL 32461  
Community/Notes: Seacrest Beach-Panoramic Views-Private Pool-All En Suite-New Construction  
Prepared By: Heather Hosford-Director Business Development  
Email: heather@royaldestinations.com  
Phone (Direct): 612-812-8721

Assigned Home and Property Liaison Included  
Complimentary Elite Alliance Membership  
Base Rent Excluding Taxes/Housekeeping/Insurance/Amenities

2024	First Night	Last Night	Low	High	Average	Weeks	Bookings	Income
New Years	12/30/23	- 01/05/24	\$ 9,000	\$ 11,000	\$ 10,000	1	0.5	\$5,000
Late Winter	01/06/24	- 02/09/24	\$ 7,020	\$ 8,580	\$ 7,800	5	1.5	\$11,700
Early Spring	02/10/24	- 03/08/24	\$ 8,460	\$ 10,340	\$ 9,400	4	1.5	\$14,100
Spring Break	03/09/24	- 04/05/24	\$ 12,600	\$ 15,400	\$ 14,000	4	3	\$42,000
Late Spring	04/06/24	- 05/17/23	\$ 8,748	\$ 10,692	\$ 9,720	6	2.5	\$24,300
Pre-Memorial	05/18/24	- 05/31/24	\$ 11,700	\$ 14,300	\$ 13,000	2	1.5	\$19,500
Early Summer	06/01/24	- 06/28/24	\$ 13,122	\$ 16,038	\$ 14,580	4	4	\$58,320
July 4th Week	06/29/24	- 07/05/24	\$ 14,580	\$ 17,820	\$ 16,200	1	1	\$16,200
Mid Summer	07/06/24	- 08/02/24	\$ 13,122	\$ 16,038	\$ 14,580	4	4	\$58,320
Late Summer	08/03/24	- 08/30/24	\$ 11,664	\$ 14,256	\$ 12,960	4	2.5	\$32,400
Labor Day	08/31/24	- 09/06/24	\$ 9,477	\$ 11,583	\$ 10,530	1	0.5	\$5,265
Early Fall	09/07/24	- 09/20/24	\$ 9,000	\$ 11,000	\$ 10,000	2	1	\$10,000
Fall Break	09/21/24	- 10/11/24	\$ 9,900	\$ 12,100	\$ 11,000	3	2	\$22,000
Late Fall	10/12/24	- 10/25/24	\$ 8,460	\$ 10,340	\$ 9,400	2	1	\$9,400
Early Winter	10/26/24	- 11/22/24	\$ 7,200	\$ 8,800	\$ 8,000	3	1	\$8,000
Thanksgiving	11/23/24	- 11/29/24	\$ 12,600	\$ 15,400	\$ 14,000	1	1	\$14,000
Mid Winter	11/30/24	- 12/20/24	\$ 7,020	\$ 8,580	\$ 7,800	4	0.5	\$3,900
Christmas	12/21/24	- 12/27/24	\$ 9,000	\$ 11,000	\$ 10,000	1	1	\$10,000
Low / High / Average:						52	30	\$364,405



*These projections are an estimate based upon current market conditions and are subject to change. Newly marketed homes typically have a ramp-up period of one season before reaching full potential. This estimated performance is not a guarantee.*

configuration.

Perched atop the fourth floor, the secondary living and gaming area with an expansive covered porch and wet bar provides the perfect place to gather and entertain while admiring the unique palate of mesmerizing hues and colors provided by the famed Emerald Coast sunsets each and every night.

The allure and stature of 8855 E County Highway 30A remains unrivaled with the expertly planned design, prime outdoor living space totaling over 2,200 square feet, and the ample parking. The initiation fee to the Watersound Beach Club is also being offered with the purchase providing an array of amenities including golfing, fitness, pickle ball, tennis, private gulf front beach club, and exclusive dining venues. The culmination of luxury and exclusiveness creates an intimate setting while remaining geographically poised near all the acclaimed dining and entertainment 30A has to offer. Impressive rental potential with projections exceeding \$350,000 in annual revenue make this a compelling opportunity for both investors and full-time residents alike. Schedule a private viewing today and start living the coastal lifestyle you deserve.

Built in 2023

**Essential Information**

MLS® #	939743
Price	\$5,490,000
Bedrooms	6
Bathrooms	7.00
Full Baths	7
Square Footage	6,561
Acres	0.27
Year Built	2023

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

## Community Information

Address	8855 East County Highway 30a
Area	30A East
Subdivision	Gulfview Estates S/D
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

## Amenities

Amenities	Beach, Deed Access, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Water Available, Gas - Natural, Public Sewer Available, TV Cable Available
Parking Spaces	2
Parking	Guest, Oversized, Garage
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

## Interior

Interior Features	Ceiling Beamed, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - Some, Kitchen Island, Lighting Recessed, Wet Bar, Window Treatmnt None, Elevator
Appliances	Dishwasher, Range Hood, Refrigerator W/Ice Maker, Auto Garage Door Opn, Disposal, Fire Alarm/Sprinkler, Ice Machine, Microwave, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

## Exterior

Exterior	Frame, Roof Metal, Siding Shake, Siding Stucco, Siding Wood, Steel, Trim Wood, Foundation Slab On Grade
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Exterior Features	Balcony, Columns, Fenced Lot-All, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System
Lot Description	Interior, Survey Available, Within 1/2 Mile Of Water
Windows	Double Paned Windows, Storm Windows, Tinted Windows
Roof	Roof Metal
Construction	Frame, Steel
Foundation	Foundation Slab On Grade

**School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	125
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Corcoran Reverie SRB
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