

# \$22,575,000 - 3504 E County Hwy 30a, SANTA ROSA BEACH

MLS® #942533

## \$22,575,000

9 Bedroom, 10.00 Bathroom, 8,200 sqft  
Residential on 0 Acres

### SANCTUARY AT SEAGROVE, SANTA ROSA BEACH, FL

The pinnacle of Gulf front residential living primely located in Seagrove Beach along scenic County Highway 30A, this pristine new construction yields exceptional resort style amenities, unimpeded gulf views as well as striking architectural elements and commercial quality construction beautifully designed by Archiscapes & Cronk Duch. 3504 E Co Highway 30A is highlighted by 9 full bedroom suites, over 8,200 sqft of heated and cooled living space as well as an expansive open floor plan spanning three levels of vertical height. Masterful building materials juxtaposed endless hues of the emerald green waters of the Gulf of Mexico perfectly characterize this sprawling beach retreat with concrete block and poured concrete construction as well as exceptional features including one of the largest residential gulf front pools ever built in Northwest Florida. This legacy retreat embodies its naturalistic surroundings and is curated to host multigenerational gatherings while yielding ample privacy & seclusion. The private parking court offers ample parking & garage storage with easy turn around capability and optimal access to 30A. The masterful elevation spans three vertical stories with residential elevator accessibility to three floors for optimal comfort as well as a separate carriage house that hosts a full bedroom suite, laundry area, kitchen and living room. The first level of this home was positioned at a high elevation over 30' above sea level to take full advantage of the expansive views over the



dunescape and offers a beautiful entry courtyard providing a sophisticated sense of arrival with french limestone floors throughout and a large first floor living area finished with custom bar and direct access to the resort style pool. There are multiple bedroom suites on the first level each offering as well as direct access to the rear pool deck highlighted by an outdoor kitchen, raised spa, saltwater pool, ample sized sun deck & wide open south and west elevations to enjoy endless sunsets.

The second level is the epicenter of the home. The chef's kitchen is thoughtfully designed with custom appliances and wood cabinets anchored by a massive center island and finely appointed finishes including a hand built vent hood from Thierry Francois along with his signature french oak flooring (which can also be found throughout the home). Meile appliances are standard throughout the kitchen including a gas range, paneled refrigeration, built-in coffee maker and multiple dishwashers. The open living room off the kitchen yields unparalleled views over the gulf and the rear resort style pool with access to expansive south facing porches and 10' glass sliding doors facing the Gulf of Mexico. The living room features beautiful ceiling details, masonry gas fireplace, ample seating, and an adjacent dining area with suspended glas wine storage and access to the fully stocked scullery.

The third floor is the primary suite level featuring an expansive primary bedroom along the southern elevation of the home with an ensuite spa-like bathrooms and substantial western views ideal for sunset elevations. The primary suite has exclusive access to the expansive south facing covered porch. The ensuite off the primary bedroom yields a beautiful marble mosaic tile with soaking tub and shower encased in suspended glass and

overlooking floor to ceiling glass windows  
focused on pristine gulf views. The overall  
design and function of this home is  
unparalleled on 30A and offers direct beach  
access from a private beach walkover.  
Sanctuary at Seagrove is centrally located on  
30A within excellent proximity to Seaside,  
Watersound and the coveted east end.

Please reach out to us today for the  
cost-to-own and rental projection figures for  
the property.

Built in 2023

**Essential Information**

MLS® #	942533
Price	\$22,575,000
Bedrooms	9
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	8,200
Acres	0.31
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	3504 E County Hwy 30a
Area	30A East
Subdivision	SANCTUARY AT SEAGROVE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

**Amenities**

Amenities	Beach, Deed Access, Waterfront
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Pool - In-Ground, Private

## Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Elevator, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Guest Quarters, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

## Exterior

Exterior	Block, Concrete, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Covered, Deck Open, Fenced Privacy, Fireplace, Hot Tub, Patio Covered, Patio Open, Pool - In-Ground, Porch Covered, Shower, Summer Kitchen
Lot Description	Cul-De-Sac, Dead End, Within 1/2 Mile Of Water
Roof	Block

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	95
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Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Compass
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