

\$11,950,000 - 4499 W County Highway 30a, SANTA ROSA B

MLS® #946052

\$11,950,000

3 Bedroom, 2.00 Bathroom, 1,346 sqft
Residential on 1 Acres

DUNE ALLEN, SANTA ROSA BEACH, FL

Indulge in the allure of Santa Rosa Beach, gracefully positioned along the esteemed 30A coastline. Encompassing an exclusive expanse of gulf frontage, spanning more than an acre on a double-sized lot, this property offers an exceptional 150 feet of gulf frontage. Revel in panoramic vistas of the emerald gulf waters and pristine sands, crafting a serene sanctuary mere steps from your threshold, ideal for realizing your dream beach retreat. Situated in close proximity to Gulf Place, this locale seamlessly blends convenience with charisma, affording residents easy access to local boutiques, quaint eateries, artistic havens and recreational pursuits, all within a convenient distance. Whether revitalizing the original 1960s concrete block dwelling to its mid-century splendor or conceiving a bespoke generational haven, this property beckons you to define your version of beach living in a 30A enclave. The size and flexible utilization of this parcel allow an end user to focus on rehabilitating the existing structure for generational enjoyment; split the lot into two individual parcels, each to be developed to its fullest potential; or a combination of the two. Providing uncompromised height and lot depth, the opportunities for a truly remarkable legacy property are only limited by imagination. Embrace the coastal ethos as a cornerstone of your daily life, where the gentle sea breeze and unhurried pace fashion a home you'll eagerly anticipate returning to. Discover the pinnacle of coastal living that



awaits, offering unparalleled experiences and endless possibilities.

Built in 1963

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 946052 |
| Price | \$11,950,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,346 |
| Acres | 1.12 |
| Year Built | 1963 |
| Type | Residential |
| Sub-Type | Detached Single Family |
| Style | Beach House |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 4499 W County Highway 30a |
| Area | 30A West |
| Subdivision | DUNE ALLEN |
| City | SANTA ROSA BEACH |
| County | WALTON |
| State | FL |
| Zip Code | 32459 |

Amenities

| | |
|---------------|--|
| Amenities | Beach, Waterfront |
| Utilities | Electric Available, Public Sewer Available, Public Water Available |
| Parking | Carport: Attached, Covered |
| Is Waterfront | Yes |
| Waterfront | GULF |

Interior

| | |
|-------------------|--|
| Interior Features | Fireplace |
| Appliances | Microwave, Refrigerator, Stove/Oven Electric |

| | |
|--------------|-------------------------------------|
| Cooling | A/C: Central Electric, Ceiling Fans |
| Fireplace | Yes |
| Fireplaces | Fireplace |
| # of Stories | 1 |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Block, Concrete, Roof Shingle/Shake |
| Exterior Features | Patio Open, Porch Open |
| Lot Description | Within 1/2 Mile Of Water |
| Roof | Block, Roof Shingle/Shake |

School Information

| | |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle | EMERALD COAST |
| High | SOUTH WALTON |

Additional Information

| | |
|-----------------|--|
| Days on Website | 51 |
| Zoning | Residential Multi-Family, Residential Single Family, See Remarks |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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, Copyright 2024, All rights reserved.