

\$17,995,000 - 8364 E County Hwy 30a, INLET BEACH

MLS® #946064

\$17,995,000

9 Bedroom, 10.00 Bathroom, 7,966 sqft
Residential on 1 Acres

SEACREST, INLET BEACH, FL

Exemplary coastal design by renowned architect Allison Ramsey juxtaposed beautiful professional interiors by Erika Powell at Urban Grace Design, perfectly coincide to render this extraordinary legacy estate prominently positioned along 69' of linear gulf frontage on the east end of 30A. Poised at an impressive elevation over 30' above sea level, this exceptional estate also yields over half an acre of land including a gated private parking court and sweeping western views. The impressive elevation is reminiscent of low country architectural styling offering a four story vertical footprint and 7,966 sqft of heated & cooled living space including 9 bedrooms and 9.5 bathrooms. The interiors embody a relaxed and approachable design with the focus on the emerald green waters of the Gulf of Mexico from the unimpressed viewing corridors that are found throughout the home. The first level offers an unmatched garage space with room for 8+ vehicles, a striking amenity that thoughtfully provides an uncompromising approach to storage space; a rarity along 30A. The second level is comprised of the main living area, with a spacious living room overlooking the resort style pool and poised at a high elevation to maximize gulf vistas. The euro-wall in living area provides immediate access to the elevated pool deck with it's infinity edge pool and sunken dining area adjacent to the swim up bar as well as a private boardwalk and covered outdoor kitchen. The amenities of this home are



unparalleled providing ample entertaining space while enjoying the serenity and naturalistic surroundings of living on the water. The chef's kitchen is finely appointed including a wolf gas range, sub-zero refrigeration anchored by a large center island clad in quartzite countertops with custom cabinetry. The butler's pantry is also well-stocked with additional prep space, refrigeration, wine storage and dishwasher. There are two spacious primary suites on the third and fourth level yielding dual vanities, walk-in shower and western facing views over the Gulf of Mexico from the entirety of the suites as well as it's own private balcony. Each of the upper floors offers three bedroom suites as well as it's own indoor and outdoor living area, ideal for multiple families to enjoy. This outstanding estate encapsulates the beauty of 30A while providing ample privacy and allowing quick access to nearby Rosemary Beach and Alys Beach as well as all of the world class shopping, dining and entertainment that 30A has to offer. There is no HOA, which creates a multitude of fluidity in terms of the way this property is utilized; it is the perfect primary, secondary or short term rental investment with \$900,000+ in projected gross annual rental income.

Reach out to us today for rental projections & cost to own figures.

Built in 2023

Essential Information

MLS® #	946064
Price	\$17,995,000
Bedrooms	9
Bathrooms	10.00
Full Baths	9
Half Baths	1

Square Footage	7,966
Acres	0.61
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	8364 E County Hwy 30a
Area	30A East
Subdivision	SEACREST
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Fishing, Gated Community
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	6
Parking	Carport, Garage: Attached
# of Garages	6
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Elevator, Floor Hardwood, Furnished - Some, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	A/C: Central Gas
Cooling	A/C: Central Electric, A/C: Central Gas, A/C: High Efficiency, Ceiling Fans
# of Stories	4

Exterior

Exterior	Siding CmntFbrHrdBrd
Exterior Features	Cabana, Deck Covered, Deck Open, Fenced Lot-All, Fenced Privacy, Hot Tub, Patio Covered, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Open, Shower, Summer Kitchen
Lot Description	Within 1/2 Mile Of Water

School Information

Elementary	Bay
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	52
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Compass
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