

# **\$9,750,000 - 23 Azzurro Way, SANTA ROSA BEACH**

MLS® #947410

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## **\$9,750,000**

7 Bedroom, 9.00 Bathroom, 5,550 sqft

Residential on 1 Acres

### **BEACHSIDE ESTATES, SANTA ROSA BEACH, FL**

This exceptional newer construction Gulf front home exemplifies true luxury. Even the street name itself "Azzurro" means blue in Italian to mirror the crystal clear blue waters of the Gulf of Mexico. This 7-bedroom fully furnished & professionally decorated home boasts 5,550 sq. ft. and is situated on 0.67 acres with a private dune walkover to the beach, 76 ft. of Gulf frontage, and plentiful outdoor areas including the rooftop Gulf front pool. Superb design and attention to detail is evident by Eric Craig of B. Design's approach. There is a true flow to the home along with beautiful architectural lines, 10 ft. ceilings and stunning finishes including porcelain wood-look tile floors & custom mosaic work, spruce ceilings, Kohler fixtures (majority) & unique lighting throughout the home. With ICF construction, dune protection, great elevation, impact/hurricane glass, superior insulation, 4 AC units seer 18 with built in dehumidifiers, tankless gas hot water system, Generator, central vacuum, security system, smart features and 4-car garage with plenty of exterior parking make this home a prime choice. The black shutters, garage doors and trim against the crisp white exterior create a nice contrast and unique look. The first level is a great entertainment space offering a spacious living room, bunk area, and a full bathroom with a walk-in tile shower. Laundry is featured on the 2nd and 3rd levels and the pool bath is located on the 4th level which makes entertaining easy right from the rooftop



pool deck. There is also an elevator that services all four levels.

The second floor encompasses the great room and stunning dining area facing the Gulf with elegant chandelier and serene views, state-of-the-art kitchen, laundry room, and a luxurious full bath for convenience. Capture breathtaking Gulf views from the large windows and glass door that opens to the covered lanai with a fantastic summer kitchen and beautiful hot tub with mosaic tile. The summer kitchen makes entertaining a joy! There is plenty of room for loungers or an outdoor dining area on the open paver deck which offers direct access to the private dune walkover. The interior kitchen is quite spacious and offers top of the line appliances like the stainless steel Sub Zero fridge, wine cooler, and a Wolf dual fuel stove with 8 burner gas cooktop with griddle and electric oven with conventional and convection capabilities. There is beautiful cabinetry - soft close of course, under mount lighting, and stunning custom backsplash. Beautiful architectural details are noticed like the coffered ceiling in the great room and spruce ceiling in the kitchen and dining area. The living area is generously sized and has a fantastic LED fireplace, contemporary in styling with glass rocks and colored lighting. Wood-look tile is great for easy maintenance by the beach and extends throughout the majority of the home along with clean 8" baseboards and crown molding and plantation shutters on the back and sides of the home.

The third floor exudes relaxation with two Gulf front suites, one with two custom walk-in closets and direct access to the covered balcony. The master suite is generously sized with direct access to the large balcony, two walk-in closets, and an incredible en-suite bathroom with unique light fixtures, a stunning

walk-in shower with custom tile detail, freestanding tub, and a double vanity. The west bedroom has lovely Gulf views and has a beautiful en-suite bathroom with a double vanity and walk-in tile shower. The tile selections in all the bathrooms are truly superb and stand out. The third level has great natural light and breathtaking views to enjoy. There is also a third bedroom with an en-suite bathroom featured on the third floor with a walk-in tile shower and closet.

The top floor has a Gulf front master suite and an additional living room with direct access to the balcony. The master suite is the epitome of opulence with large windows allowing amazing Gulf views and a luxurious en-suite master bathroom with double vanity, freestanding tub, and walk-in shower. The bedroom to the west also enjoys Gulf views and a beautiful en-suite bath. The third bedroom for this floor features four sets of twin bunk beds and an en-suite bathroom. Step out on the balcony from the living area or master suite and take the steel staircase up to the expansive rooftop pool where there is plenty of deck space to enjoy sunbathing or take a dip in the sparkling pool. The rooftop deck is lined with glass surround to maximize the incredible Gulf views! This can make a great full time residence or fantastic short term rental. It is projected to pull in up to \$474k annually with 360 Blue and is a current established rental with them. Smart features make long distance easy as you can control the temperature, security, pool and garage opener all from your phone. The location is special with a private paver stone street for three Gulf front homes and a Gulf front duplex, three boardwalks and will have large palms for a tropical feel. Seagrove offers many dining and entertainment options and is in close vicinity to Seaside, Alys & Rosemary Beach. Local's favorites like Old Florida Fish House, Buddy's Seafood Market, Beachy Bean Coffee

& Coastsides 30A are all just a quick bike ride away. Be sure to enjoy Eastern Lake, one of the rare coastal dune lakes just west of the home for fishing, kayaking or paddle boarding in a serene environment. The state park nature trails and paved bike trail are close by too, Deer Lake State Park, and The Hub. Do not miss out on this incredible Gulf front estate and prime investment on 30A.

Built in 2022

**Essential Information**

MLS® #	947410
Price	\$9,750,000
Bedrooms	7
Bathrooms	9.00
Full Baths	9
Square Footage	5,550
Acres	0.67
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	23 Azzurro Way
Area	30A East
Subdivision	BEACHSIDE ESTATES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

**Amenities**

Amenities	Beach, Waterfront
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available

Parking Spaces	4
Parking	Garage: Attached, Oversized
# of Garages	4
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Pool - Heated, Private

## Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Floor Tile, Furnished - All, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Plantation Shutters, Woodwork Stained
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Dual Fuel, Washer, Wine Refrigerator, Central Vacuum, Security System
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

## Exterior

Exterior	Foundation On Pilings, Frame, Siding Stucco, Insulated Concrete Forms, Roof Membrane
Exterior Features	Balcony, BBQ Pit/Grill, Hot Tub, Pool - Heated, Shower, Sprinkler System
Lot Description	Within 1/2 Mile Of Water
Roof	Foundation On Pilings, Roof Membrane
Construction	Frame, Insulated Concrete Forms
Foundation	Foundation On Pilings

## School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

## Additional Information

Days on Website	34
Zoning	Residential Single Family

HOA Fees	1200.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	EXP Realty LLC
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