

# \$2,990,000 - 91 Barcelona Ave, SANTA ROSA BEACH

MLS® #947896

**\$2,990,000**

4 Bedroom, 5.00 Bathroom, 3,744 sqft

Residential on 0 Acres

GULF SHORE MANOR, SANTA ROSA BEACH, FL

Step into the world of modern coastal living where privacy meets convenience! Discover 91 Barcelona, a stunning haven in Seagrove Beach along Scenic Highway 30A, offering a perfect blend of tranquility and accessibility. This residence is designed to create lasting memories for your family, featuring unique amenities that set it apart from other beach homes in the area. The open house plan welcomes you with an array of thoughtful additions, including an expansive two-car garage, dual laundry rooms, and a convenient full bathroom on the lower level, ideal for rinsing off sand and chlorine after a day of sun-soaked beach adventures or enjoying your private heated saltwater pool. Nestled just a few blocks from the beach amidst charming Florida cottage-style homes, this property boasts a golf cart and, notably, no HOA fees.

Built-in 2020 and recently updated in 2023 with fresh coastal furnishings and added family-friendly amenities like a game area, 91 Barcelona also features a beautifully appointed kitchen. Gather around the quartz countertop island seating four or dine in style at the new ten-seat dining set. The kitchen showcases top-notch appliances, including an oversized smart Samsung refrigerator and a six-burner LG stove and oven range. You'll also appreciate the farmhouse-style sink, designer-inspired floating shelves with LED lighting, and ample storage space with chic champagne-finished hardware.



The second floor seamlessly integrates a half bath into the spacious family kitchen and living room combo, perfect for entertaining guests. Retreat to the third floor where all bedrooms are located, including two Master-style bedrooms with ensuite bathrooms featuring double vanities and glass-encased showers. Additionally, there's a bunk room and a triple twin room with a convenient shower/tub combo bathroom.

The ground level boasts a large garage, a golf cart (included with the home), an extra laundry room, and a full bathroom with a standalone shower adjacent to the pool, providing additional convenience and storage options. Whether you're relaxing by the pool or exploring the nearby beaches of 30A, this home serves as an inviting gathering place for family and friends.

For those considering rental opportunities, this home's open floor plan and strategic layout make it an ideal choice. With a total square footage of 4463 (including front and rear porches) and porches spanning 778 square feet, the property boasts a projected gross rental income of nearly \$137K, making it a compelling option for investors, second homeowners, or those seeking a permanent residence in the coveted 30A area.

While all information provided is believed to be accurate, buyers and their agents are encouraged to verify details independently to ensure a seamless transaction.

Built in 2020

## **Essential Information**

MLS® #                      947896

Price	\$2,990,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,744
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	91 Barcelona Ave
Area	30A East
Subdivision	GULF SHORE MANOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Community

### Interior

Interior Features	Ceiling Raised, Floor Hardwood, Furnished - All, Lighting Recessed, Owner's Closet, Woodwork Painted, Furnished - Some, Shelving
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Electric, Fire Alarm/Sprinkler, Washer, Smooth Stovetop Rnge
Heating	Heat: Two Or More
Cooling	A/C: Two Or More
# of Stories	3

**Exterior**

Exterior	Siding Wood, Trim Wood, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Deck Open, Patio Open, Balcony, Fenced Back Yard, Patio Covered, Pavillion/Gazebo, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground
Lot Description	Dead End, Within 1/2 Mile Of Water
Windows	Double Paned Windows

**School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	37
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Compass
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