

# **\$7,995,000 - 44 Headland Ave, SANTA ROSA BEACH**

MLS® #948338

**\$7,995,000**

8 Bedroom, 10.00 Bathroom, 7,316 sqft  
Residential on 0 Acres

SEAHIGHLAND, SANTA ROSA BEACH, FL

CURRENTLY LISTED \$680,000 BELOW MOST RECENT APPRAISAL! Nestled in the heart of Old Seagrove Beach, this remarkable beachfront residence effortlessly blends coastal Cape Cod elegance with a warm, welcoming ambiance. Meticulously designed by R.W. Lowe Architecture and Jenn James Designs, it offers a truly exceptional beach retreat. From the lagoon pool with its captivating gulf views to the practicality of an oversized garage and rear-access parking on Birmingham Street, every detail has been thoughtfully considered. This new construction home is meant for gathering with family and friends, featuring eight bedrooms, including three primary suites, and eight full baths with two half baths. Accessibility is a priority with a private elevator serving all levels. The upper levels boast stunning white oak ceilings adorned with reclaimed beams and light oak flooring. On the main level, durable shell stone tile seamlessly extends to the outdoor living area and pool deck, complete with a summer kitchen and direct access to Montgomery Street beach. Additional surprises await on the first level, including a secondary living room, game room, laundry room, and a custom bunk room. The well-planned second level offers multiple guest suites, six bedrooms, a spacious central living area, and an extra laundry room. The third level is the jewel in the crown, with a chef's kitchen and a central living room perfectly situated to capture the gulf's breathtaking views. The oversized dining area



features custom touches and luxurious Taj Mahal countertops. The primary suite on this level is a sanctuary with private terraces for gulf gazing and a spa-like ensuite bath. Ascend to the rooftop deck for panoramic gulf views and unforgettable sunsets. Located on Scenic Highway 30A, this home offers access to the gulf's white sand beaches and the world-class shopping, dining, and local entertainment that 30A is renowned for. Elegant yet inviting, this coastal haven awaits those seeking a perfect blend of luxury and comfort.

Built in 2023

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 948338                 |
| Price          | \$7,995,000            |
| Bedrooms       | 8                      |
| Bathrooms      | 10.00                  |
| Full Baths     | 8                      |
| Half Baths     | 2                      |
| Square Footage | 7,316                  |
| Acres          | 0.21                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 44 Headland Ave  |
| Area        | 30A East         |
| Subdivision | SEAHIGHLAND      |
| City        | SANTA ROSA BEACH |
| County      | WALTON           |
| State       | FL               |
| Zip Code    | 32459            |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach  |
| Utilities      | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Phone Available |
| Parking Spaces | 2  |
| Parking        | Garage, Garage: Attached, Guest, Oversized   |
| # of Garages   | 2  |
| Has Pool       | Yes  |
| Pool           | Pool - Heated, Pool - In-Ground, Private, Community  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Crwn Molding, Ceiling Raised, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted, Fireplace, Fireplace 2+, Floor Hardwood, Hallway Bunk Beds, Wet Bar, Elevator |
| Appliances        | Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Washer, Stove/Oven Gas, Wine Refrigerator  |
| Cooling           | A/C: Central Electric, Ceiling Fans, A/C: High Efficiency, A/C: Two Or More   |
| Fireplace         | Yes   |
| Fireplaces        | Fireplace, Fireplace 2+   |
| # of Stories      | 4   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Frame, Roof Metal, Siding Shake   |
| Exterior Features | Balcony, BBQ Pit/Grill, Columns, Deck Open, Fenced Back Yard, Fenced Privacy, Hot Tub, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Shower, Fireplace, Summer Kitchen |
| Lot Description   | Irregular, Sidewalk, Within 1/2 Mile Of Water, Corner   |
| Roof              | Roof Metal  |
| Construction      | Frame   |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

## Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 23                        |
| Zoning          | Residential Single Family |

HOA Fees                      0.00

**Listing Details**

Listing Office                Scenic Sotheby's International Realty

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