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

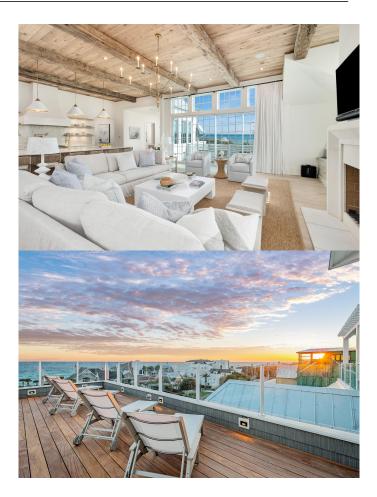
MLS® #948338

\$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 quest 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
Туре	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

Listing Details

Listing Office Scenic Sotheby's International Realty

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