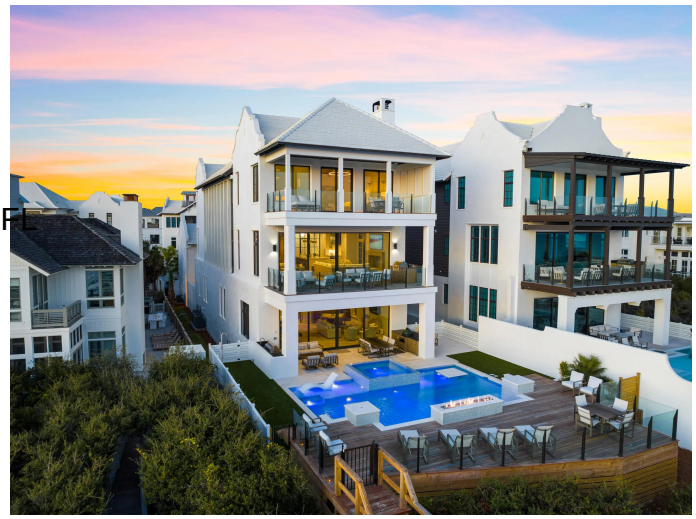
$19,245,000 - 3504 E County Hwy 30a, Santa Rosa Beach

MLS® #970694

$19,245,000

9 Bedroom, 10.00 Bathroom, 8,524 sqft

Residential on 0.57 Acres



SANCTUARY AT SEAGROVE, Santa Rosa Beach, FL

The pinnacle of Gulf front residential living primely located in Seagrove Beach along scenic County Highway 30A, this pristine new construction yields exceptional resort style amenities, unimpeded gulf views as well as striking architectural elements and commercial quality construction beautifully designed by Archiscapes & Cronk Duch. 3504 E Co Highway 30A is highlighted by 9 full bedroom suites, over 8,200 sqft of heated and cooled living space as well as an expansive open floor plan spanning three levels of vertical height. Masterful building materials juxtaposed endless hues of the emerald green waters of the Gulf of Mexico perfectly characterize this sprawling beach retreat with concrete block and poured concrete construction as well as exceptional features including one of the largest residential gulf front pools ever built in Northwest Florida. This legacy retreat embodies its naturalistic surroundings and is curated to host multigenerational gatherings while yielding ample privacy & seclusion. The private parking court offers ample parking & garage storage with easy turn around capability and optimal access to 30A. The masterful elevation spans three vertical stories with residential elevator accessibility to three floors for optimal comfort as well as a separate carriage house that hosts a full bedroom suite, laundry area, kitchen and living room. The first level of this home was positioned at a high elevation over 30' above sea level to take full advantage of the expansive views over the

dunescape and offers a beautiful entry courtyard providing a sophisticated sense of arrival with french limestone floors throughout and a large first floor living area finished with custom bar and direct access to the resort style pool. There are multiple bedroom suites on the first level each offering as well as direct access to the rear pool deck highlighted by an outdoor kitchen, raised spa, saltwater pool, ample sized sun deck & wide open south and west elevations to enjoy endless sunsets.

The second level is the epicenter of the home. The chef's kitchen is thoughtfully designed with custom appliances and wood cabinets anchored by a massive center island and finely appointed finishes including a hand built vent hood from Thierry Francois along with his signature french oak flooring (which can also be found throughout the home). Meile appliances are standard throughout the kitchen including a gas range, paneled refrigeration, built-in coffee maker and multiple dishwashers. The open living room off the kitchen yields unparalleled views over the gulf and the rear resort style pool with access to expansive south facing porches and 10' glass sliding doors facing the Gulf of Mexico. The living room features beautiful ceiling details, masonry gas fireplace, ample seating, and an adjacent dining area with suspended glas wine storage and access to the fully stocked scullery.

The third floor is the primary suite level featuring an expansive primary bedroom along the southern elevation of the home with an ensuite spa-like bathrooms and substantial western views ideal for sunset elevations. The primary suite has exclusive access to the expansive south facing covered porch. The ensuite off the primary bedroom yields a beautiful marble mosaic tile with soaking tub and shower encased in suspended glass and

overlooking floor to ceiling glass windows focused on pristine gulf views. The overall design and function of this home is unparalleled on 30A and offers direct beach access from a private beach walkover. Sanctuary at Seagrove is centrally located on 30A within excellent proximity to Seaside, Watersound and the coveted east end.

Please reach out to us today for the cost-to-own and rental projection figures for the property.

Built in 2023

Essential Information

MLS® #	970694
Price	$19,245,000
Sold Price	$17,000,000
Date Sold	$2026-05-22
Bedrooms	9
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	8,524
Acres	0.57
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	3504 E County Hwy 30a
Area	18 - 30A East
Subdivision	SANCTUARY AT SEAGROVE
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Oversized, Garage
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hot Tub, Outdoor Shower, Outdoor Kitchen
Lot Description	Cul-De-Sac, Dead End, Within 1/2 Mile to Water
Windows	Window Treatments
Construction	Block, Concrete, Stucco

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	624
Zoning	Resid Single Family

Listing Details

Listing Office Compass

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Listing information last updated on November 23rd, 2026 at 11:22pm CST