$2,200,000 - 37 Sand Dollar Court, Santa Rosa Beach

MLS® #984439

$2,200,000

4 Bedroom, 5.00 Bathroom, 3,565 sqft

Residential on 0.16 Acres

VILLAGE OF SUGAR BEACH, Santa Rosa Beach, FL

10% ROI!!!! Discover 30A living at its best with this fully furnished, rental-ready home at 37 Sand Dollar Court in Seagrove Beach. Nestled among tall pines in a peaceful cul-de-sac, this coastal retreat combines timeless design, modern comfort, and exceptional rental income potential with projections of $225,000 annually. Just minutes from the new Walton County beach access and close to Seaside, WaterColor, and Old Seagrove, the location offers both lifestyle and long-term value.

From the inviting paver driveway and coastal faÃ§ade to the breezy front porch, every detail sets the tone for relaxed luxury. Inside, wide-plank hardwood floors, shiplap accents, and an open floor plan create a light-filled living space perfect for entertaining. The designer kitchen showcases shaker cabinetry, quartz countertops, a large island, and a professional 48" Thermador smart range with dual ovens, complemented by a spacious island for casual dining.

Glass sliders extend the living space outdoors to a screened-in porch with a built-in grill, Naturekast cabinetry, and serene views of the private heated pool and wooded backdrop, an ideal setting for year-round enjoyment.

A convenient first-floor bedroom with ensuite bath offers flexibility for guests or multi-generational living. Upstairs, the true primary suite serves as a private retreat,

featuring a comfortable sitting area, two spacious walk-in closets, and a spa-inspired bathroom with a soaking tub and separate shower. The second floor also includes a versatile living area, two guest bedrooms, and a custom bunk room with two queen-over-queen built-ins, providing plenty of room for family and friends.

Outdoors, the sun-drenched pool deck offers privacy and serenity, framed by tall pines and fencing, perfect for lounging by day or dining under the stars at night.

Whether enjoying morning coffee on the porch, afternoons by the pool, or evenings entertaining with friends, every moment at this Seagrove Beach home feels like vacation.

37 Sand Dollar Court is more than a home, it's an opportunity to own a prime 30A investment property and coastal getaway. Buyer to verify all information and dimensions. Listing agent has an interest in the property.

Built in 2024

Essential Information

MLS® #	984439
Price	$2,200,000
Sold Price	$2,125,000
Date Sold	$2025-10-30
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,565
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached Single Family

Style	Florida Cottage
Status	Sold

Community Information

Address	37 Sand Dollar Court
Area	18 - 30A East
Subdivision	VILLAGE OF SUGAR BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Pool, TV Cable, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Golf Cart Garage, Other, Oversized
# of Garages	1
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Private Yard, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Covenants, Cul-De-Sac, Dead End, Interior Lot, Level, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	409
Zoning	Resid Single Family
HOA Fees	400
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty

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