

\$13,995,000 - 8854 E Co Highway 30a, INLET BEACH

MLS® #873317

\$13,995,000

9 Bedroom, 10.00 Bathroom, 7,784 sqft
Residential on 0.45 Acres

NO RECORDED SUBDIVISION, INLET BEACH, FL

Extraordinary new construction with prolific architectural styling situated on 50' of premium gulf frontage adjacent to Alys Beach and Kaiya in the heart of east 30A. This sprawling compound is characterized by a coastal modern design exceptionally rendered by Chris Stoyles at Archiscapes with interiors curated by Cronk Duch out of West Palm Beach, FL featuring notable upgrades including an impressive four story vertical footprint taking full advantage of unparalleled gulf front vistas as well as a sizable gulf front pool perched at over 30' above sea level offering a optimal privacy and serenity. The property boundary for this home (50' x 400') extends from 30A to the mean high waterline of the Gulf of Mexico and is designed to be a compound with a sprawling vertical layout to maximize extensive gulf views from four finished levels. This home was curated for primary or secondary living situated on a strategically chosen homesite within walking distance of Alys Beach & Kaiya Beach Resort offering an immense array of private amenities and seclusion that is rarely available on 30A. Notable features include an oversized two car garage with a double height ceiling to accommodate multiple vehicles & additional storage per stall, oversized private parking court and adjoining carriage house as well as ample indoor and outdoor living spaces including a first floor bar & suspended glass encased wine cellar as well as an adjacent living room framed by floor to ceiling glass



windows (12' ceilings) overlooking a private resort style pool with endless views of the emerald green waters of the Gulf of Mexico. Once completed, this home will boast a lush, courtyard entryway characterized by gas lanterns and sleek contemporary styling with primary living on the second floor of this home which is accessible from the glass encased elevator with 10' sheets of glass allowing for views as it ascends to each floor. The suspended glass & steel floating staircase also ascends three finished stories with rooftop views that are 80' above the water allowing for panoramic vistas from Destin to Panama City. This property is comprised of 9 bedroom suites including one custom bunk room, nine full bathrooms and one half bathroom all of which is situated on almost half an acre of land. Each floor features its own separate living area including an adjoining carriage house which offers a home theatre and separate guest suite. Other notable features include reclaimed French oak flooring by Thierry Francois & Co with Spanish limestone on the first level and outdoor pool deck, Ipe Brazilian hardwood on the exterior decking, whole home fire suppression system, poured concrete parapet walls as well as highly detailed finishes & wood detailing throughout. The chef's kitchen is beautifully designed with a Francois & Co custom hood vent, suspended glass shelving, 48" Wolf (gas) range and SubZero refrigeration as well as a separate scullery with ample storage & additional appliances including a built-in Wolf coffee maker and secondary dishwasher. 8854 E Co 30A is prominently located near Camp Creek Golf Course, Alys Beach and Rosemary Beach on the eastern end of 30A providing easy access to the ECP Northwest Florida Beaches Airport as well as all of the world class shopping and dining that South Walton County has to offer.

Built in 2021

Essential Information

MLS® #	873317
Price	\$13,995,000
Bedrooms	9
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	7,784
Acres	0.45
Year Built	2021
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	8854 E Co Highway 30a
Area	18 - 30A East
Subdivision	NO RECORDED SUBDIVISION
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

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

Interior

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Ceiling Vaulted, Elevator, Fireplace, Floor
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Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Plantation Shutters, Shelving, Washer/Dryer Hookup, Wet Bar, Window Bay, Window Treatment All, Woodwork Painted

Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

Exterior

Exterior	Concrete, Foundation On Pilings, Frame
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Fenced Back Yard, Fenced Privacy, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Separate Living Area, Shower, Summer Kitchen
Lot Description	Within 1/2 Mile Of Water
Roof	Foundation On Pilings
Construction	Frame
Foundation	Foundation On Pilings

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	156
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Scenic Sotheby's International Realty
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