

Bryan Kiefer Kiefer Real Estate Group, Inc.

Condominiums

MLS#: 445268m
Status: Active
Project: SANCTUARY AT REDFISH
LastChng: 11/15/2006
Address: 1653 COUNTY HWY 30-A WEST , #1103
 SANTA ROSA BEACH, FL
Zip: 32459
County: WALTON
MainArea: 17 South Santa Rosa Beach
SubArea: 05 SOUTH OF 30A WEST BEACHES
ParcelID: TBD
ElemSch: VAN R. BUTLER **Middle:** SOUTH WALTON **High:** SOUTH WALTON
Dir: From Hwy 98, go south on Hwy 83 to Hwy 30-A. Take a left on Hwy 30-A. Cross Big Redfish Lake. The project is the first property on the right on the lake.
Legal: Unit 1103 Sanctuary at Redfish

Click photo to enlarge or view multi-photos.



Sanctuary at Redfish is the new "premier" gated condominium complex on Highway 30-A. This unique development, with unparalleled privacy and only 64 luxurious units, is nestled on 14 acres of serenity & privacy of Big Redfish Lake, with a ground elevation of 26 feet above sea level. Sanctuary at Redfish has assigned underground parking with three levels of residential living. The designer units have 10 foot ceilings, Crown Moulding, Travertine Tile, Jacuzzi Tub in the master bath, with separate tiled shower, Granite countertops in bathrooms and kitchen, Gas Fireplace in the Living Room, an Expansive Covered Balcony and upscale interior finishes. Sanctuary at Redfish amenities include a gorgeous spacious heated pool area with garden style deck areas surrounding the pool and Jacuzzi, an outside fire pit, an incredible & well equipped exercise room with his/her travertine tile bathrooms & shower areas, an oversized spa treatment room that will even accommodate couples massages, 2 virtual Indoor Golf Areas, Walking Trails, and Individual Storage Rooms & Lockers. Bring your clients to see this beautifully furnished unit. Buy now and enjoy the Holidays at Sanctuary. All measurements should be verified by the buyer. Sellers are licensed real estate agents.

Information herein is approximate and not exact.

ParkingSpaces: Covered: 2
PrkingFeat: Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Pool, TV Cable, Waterfront
ProjFacil: 3
StoriesInBldg: 3
WatFrnt: Lake
WatView: Gulf, Lake
UnitFloorsAbvGrnd: 0

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	
Bath: Master	1	16x12	Const/Siding: Concrete
Bath: Master	1	12x10	
Bedrm: Additnl	1	12x10	ExtFeatures: Balcony, Deck Covered
Bath: Full	1	9x8	
GreatRoom	1	23x15	IntFeatures: Breakfast Bar, Ceiling: Crown Molding, Ceiling: Raised, Decorating Allowance, Fireplace: Gas, Floor: Tile, Kitchen: Island, Washer/Dryer Hookup
Kitchen	1	12x10	Appliances: Dishwasher, Disposal, Fire Alarm/Sprinkler, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric
			Utilities: Community Sewer, Community Water, Electric, Gas: Natural, Phone, Tap Fee Paid, TV Cable
			Energy: A/C: Central Electric, Water Heater: Electric

Mbed/Mbath: Mbath Double Vanity, Mbath Separate Shower, Mbath Tile, Mbath Whirlpool, Mbed Carpeted, Mbed Walk-In Closet, Mbed Waterfront

Hmstd: N		SaleSubjtoLease: N
MonthlyRent:		PreConFlip: N
Assmt Fee: \$378 Monthly	AssmMrtTyp:	
Financing: Conventional	LeaseExpDate:	
AssmntFeesIncl.: Accounting, Ground Keeping, Insurance, Legal, Licenses/Permits, Management, Land Recreation	NewBuyerFee:	ExistLeases:
ListOffice: EKRE KIEFER REAL ESTATE GROUP INC		

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2006 by the Emerald Coast Association of Realtors

Bryan Kiefer Kiefer Real Estate Group, Inc.
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#445268 - 1653 COUNTY HWY 30-A WEST, SANTA ROSA BEACH, FL



Living Room.



Living Room; gas fireplace.



View from Living Room toward Kitchen



Dining Room.



Living Room.



Living Room.



View from Living Room onto spacious balcony area.



Master Bedroom looking toward Master Bath.



View from Master Bedroom



Open Living Room; Dining Room and large Kitchen. Upgraded stainless steel appliances including a convection oven and whisper quiet dishwasher.



Your dining room table ...ready for the Holidays!



Media Console. (32" TV has now arrived)

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Guest Bedroom; private bath w/shower.



Guest Bedroom; private bath w/tub&shower.



Master Bedroom, walk in large closet, a spacious double granite vanity with jetted jacuzzi tub and large travertine shower.



Balcony area. Furnished with loveseat, 2 chairs, 2 ottomans and a coffee table for entertaining and relaxing.



All you need is a good book and a beverage of your choice.



Special touches throughout this quality built condo.



Entrance - gated complex.



One of 4 pools (3 are heated for your enjoyment). From the relaxing resort pool area there are 2 jacuzzi's, waterfalls, beautiful landscaping, a firepit for those 'chilly' nights, and a covered dock on Redfish Lake.



Entrance to gated community - guardhouse and meeting room space.



View from balcony of Redfish Lake with a glimpse of the Ocean.