

\$3,525,000 - 102 Sea Winds Drive, Santa Rosa Beach

MLS® #989287

\$3,525,000

4 Bedroom, 6.00 Bathroom, 3,916 sqft

Detached Single Family on 0.41 Acres

BellaMar, Santa Rosa Beach, FL

A Refined Coastal Retreat on 30A's West End

Tucked behind the gates of BellaMar at Gulf Place, this newly built coastal retreat is one of only seven homes fronting iconic 30A, offering a rare blend of privacy, connection, and elevated coastal living. Positioned just over 34 feet above sea level in Flood Zone X, the home was designed for entertaining and quiet retreat alike, with multiple indoor and outdoor gathering spaces, including a covered lanai overlooking the heated and chilled saltwater pool in a serene, private setting.

Upper-level terraces and the third-level office and flex space capture sweeping views toward Sandestin Golf & Beach Resort. Built in late 2022 by Grand Bay Construction alongside architect Jeff Margaretten and landscape designer Chad Horton, the home reflects exceptional craftsmanship and cohesive, refined design.

Additional highlights include warm white-oak finishes, Sub-Zero, Wolf, and Cove appliances, a coffered-ceiling great room with integrated screened porch panels, a three-stop elevator, service lift, Sonos audio system, and an oversized temperature-controlled garage.

Located at 102 Sea Winds Drive in Santa Rosa Beach, Florida, this home enjoys a premier setting within BellaMar, a private, rental-restricted community bordered by Santa



Rosa Golf & Beach Club. Owners enjoy deeded beach access, spacious homesites, and walking trails leading directly to Gulf Place Town Center, creating a rare balance of privacy, connection, and convenience. The primary suite adds warmth with exposed white-oak beams. The kitchen is a chef's dream with Sub-Zero, Wolf, and Cove appliances. Additional features include a three-stop elevator, service lift, temperature-controlled garage, and Sonos audio system with three zones. The third-level flex space, finished in Venetian plaster, opens to a sunset deck where Gulf views stretch toward Sandestin Golf & Beach Resort - a breathtaking backdrop for evening gatherings. This level also offers potential for a wet bar or bath, with access to waterlines in the walk-through attic.

BellaMar is a private, short-term-rental-restricted community bordered by the Santa Rosa Golf & Beach Club, offering spacious homesites, deeded beach access, and sidewalks to Gulf Place Town Center - an ideal blend of tranquility and connection along 30A's west end. Nearby, Santa Rosa Beach offers miles of shoreline, boutique shops, and coastal dining, with state parks, boating, and paddleboarding all close at hand. Experience coastal living at its finest at 102 Sea Winds Drive - where style, comfort, and luxury meet in perfect harmony.

Built in 2022

Essential Information

MLS® #	989287
Sold Price	\$3,525,000
List Price	\$3,790,000
Bedrooms	4
Bathrooms	6.00

Full Baths	4
Half Baths	2
Square Footage	3,916
Acres	0.41
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	102 Sea Winds Drive
Area	17 - 30A West
Subdivision	BellaMar
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Golf Cart Garage, Oversized, Garage
# of Garages	3
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Upgraded Media Wing, Wallpaper, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s), Whole House Fan
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower, Sprinkler System, Outdoor Kitchen
-------------------	--

Lot Description	Aerials/Topo Availbl, Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	317
Zoning	Resid Single Family

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
----------------	---

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.

Listing information last updated on September 22nd, 2026 at 5:37pm CDT