

\$2,250,000 - 111 Dolphin Drive, Santa Rosa Beach

MLS® #975558

\$2,250,000

5 Bedroom, 6.00 Bathroom, 3,472 sqft

Detached Single Family

DUNE ALLEN, Santa Rosa Beach, FL

Introducing a masterfully designed new construction residence in the heart of Dune Allen, where timeless architecture meets modern coastal luxury. This two-story, five-bedroom estate spans 3,472 square feet of refined living space, meticulously crafted for both comfort and elegance. From the moment you enter, soaring 10-foot ceilings and sun-washed interiors set a serene tone, while the open floor plan effortlessly blends formal and informal living spaces. At the heart of the home is a chef's kitchen tailored for both daily living and grand entertaining complete with Sub-Zero and Wolf appliances, quartzite countertops, a full-height slab backsplash, and an expansive island. The adjoining living area, anchored by a wood-burning fireplace with a gas log lighter, transitions seamlessly to a generous covered lanai.

Outside, a private saltwater pool and spa create a true resort-style retreat. Designed with relaxation and functionality in mind, the outdoor space features gas heating, iAquaLink automation, and a poolside control switch for spa and lighting elevating every moment spent outdoors.

The layout offers exceptional flexibility and privacy, with dual primary suites one on each level each appointed with luxurious en-suite baths and spacious walk-in closets. A bunk room, two additional guest bedrooms, and a second-floor sitting area ensure ample space



for family and visitors. Extensive sound insulation around all bedrooms and baths enhances the home's tranquil ambiance.

Built for longevity and efficiency, the residence features 2x6 exterior walls with spray foam insulation, dual 2.5-ton heat pumps with 15.2 SEER2 ratings, two Navien tankless gas water heaters, and impact-rated MI windows and PGT sliding glass doors. A transfer switch has been installed for generator readiness, and the 1" standing seam metal roof by McElroy Metal paired with peel-and-stick underlayment offers superior durability.

Additional features include a central vacuum system, centralized AV wiring, and a garage fully insulated and prepped for a mini-split system, television, refrigerator with water line, and commercial-grade ice maker. The property also includes an irrigation system with a dedicated well and pump, and a recorded county stormwater plan that conveys with the home.

Located just minutes from the Gulf and surrounded by the natural beauty of Scenic Highway 30A, this home is more than a residence it is a rare opportunity to experience elevated coastal living in one of Florida's most coveted beachside communities.

Please contact us for detailed rental projections and a full cost-to-own analysis.

Built in 2024

Essential Information

MLS® #	975558
Sold Price	\$2,250,000
List Price	\$2,600,000
Bedrooms	5

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,472
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	111 Dolphin Drive
Area	17 - 30A West
Subdivision	DUNE ALLEN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
# of Garages	2

Interior

Interior Features	Central Vacuum, Fireplace, Kitchen Island, Newly Painted, Shelving, Washer/Dryer Hookup
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Roof	Metal
Construction	Stucco, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	496
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
----------------	---------

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, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 6:37am CDT