

\$2,900,000 - 113 Dunes Estate Boulevard, Santa Rosa Beach

MLS® #995948

\$2,900,000

5 Bedroom, 4.00 Bathroom, 3,323 sqft
Detached Single Family on 0.15 Acres

Dunes Estate, Santa Rosa Beach, FL

Nestled on a serene cul-de-sac just a block from the Gulf of Mexico, this expansive three-story beach house perfectly captures the sought-after 30A lifestyle. With sweeping views of a private heated saltwater pool from multiple covered balconies, every moment feels like a retreat. The first floor invites relaxation with a guest bedroom, game room with TV and bar, and a furnished outdoor lounge overlooking the pool and private yard. The second floor is designed for entertaining, featuring hardwood floors, shiplap ceilings, and a chef's kitchen with granite countertops, custom cabinetry, stainless appliances, and a long bar for cocktails or casual bites. Doors open to a deep porch for alfresco dining, complemented by an outdoor kitchen with grill and refrigerator. Two additional guest bedrooms offer comfort and privacy. The top floor hosts a luxurious master suite with panoramic gulf views, spa-style bath with oval tub and twin marble vanities, a second sitting area with wet bar/coffee station, and a bunk room for guests. Outside, lush turf, paved patios, and a fire pit invite days of poolside leisure, ping pong, cornhole, and evening s'mores.

Ideal for full-time coastal living, this home also offers significant rental potential, generating over \$264,000 in rental income in 2025.

Located in Seagrove's desirable Eastern Lake area, you're minutes from boutiques, caf  s,



seafood restaurants, Deer Lake State Park, and the Timpoochee Trail.

Built in 2016

Essential Information

MLS® #	995948
Sold Price	\$2,900,000
List Price	\$3,000,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,323
Acres	0.15
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	113 Dunes Estate Boulevard
Area	18 - 30A East
Subdivision	Dunes Estate
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Lift Station, Public Sewer, Public Water
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator,

	Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concr, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Lot Description	Covenants, Cul-De-Sac, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	204
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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