

\$975,000 - 14a Dune Breeze Lane, Santa Rosa Beach

MLS® #986568

\$975,000

4 Bedroom, 4.00 Bathroom, 2,560 sqft

Townhouse

DUNE BREEZE VILLAS, Santa Rosa Beach, FL

Nestled on Oyster Lake, a coastal dune lake in Dune Allen Beach on 30A, this rare coastal retreat recently refreshed by the team at Lusso Interiors boasts three distinct levels totaling over 2,500 square feet offering breathtaking views of the Gulf and the surrounding topography. Upon arrival, the foyer leads to the first-floor mother-in-law suite, currently configured as a guest suite and secondary living area, complete with a private bathroom. Ascending to the second floor, the heart of the residence unfolds into a sophisticated living space designed for relaxation and entertainment. Generously sized living and dining areas are adorned with tall ceilings and coastal chic furnishings. The covered terrace, spanning the full width of the space, offers breathtaking 180-degree views of the lake. Ideal for culinary enthusiasts, the gourmet kitchen boasts custom cabinetry coupled with newly installed quartz countertops, a luxury appliance package and a kitchen island with integrated seating. Just down the hall, a guest suite is flooded with natural light and features an ensuite and covered terrace, perfect for enjoying a morning cup of coffee or an evening read while listening to the birds chirp or the sound of waves crashing onto shore in the distance.

The primary suite, nestled on the third level, is a haven of relaxation, bathed in natural light from a wall of windows that offers breathtaking



views towards the Gulf and lake. With its spacious seating area and direct access to a private terrace, it's the perfect spot to witness the mesmerizing hues of the Emerald Coast sunsets that paint the sky each night. The sumptuous ensuite provides a spa-like experience, complete with a soaking/shower tub combo and a double vanity. The uppermost level also features an additional primary suite with terrace access, 2 closets and full bath.

This unit is a sanctuary, and a true rarity to the market. Enjoy something no one else has - a true solid product with concrete construction on first floor, gorgeous gulf and lake views, an end unit bordered by preserve area, 2 king suites, each bedroom is equipped with en-suite and terrace, and a community pool and dock access all while remaining a SHORT walk away from the turquoise-hued waters. The lakefront units in this complex seldomly come to market so now is the perfect time for you and your family to start living the coastal lifestyle you truly deserve.

When it comes to ultra-luxe gulf side living, the allure and stature of Dune Breeze Villas remains unrivaled. The culmination of luxury and exclusiveness creates an intimate setting while remaining geographically poised seconds from the beach access along with all of the acclaimed dining and entertainment 30A has to offer. This unit has impressive rental potential of over \$75,000 annually creating a compelling opportunity for investors and second or full-time residents alike.

The "town center" at Gulf Place featuring Shunk Gulley Oyster Bar, Pizza by the Sea, Renaissance French Restaurant, Sunrise Coffee, Perfect Pig, Shelbys, Pecan Jacks, Jonah Papa Surfs and local boutiques with walking & biking trails is also poised just a few

minutes away.

Built in 2000

Essential Information

MLS® #	986568
Sold Price	\$975,000
List Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,560
Year Built	2000
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Sold

Community Information

Address	14a Dune Breeze Lane
Area	17 - 30A West
Subdivision	DUNE BREEZE VILLAS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Dock, Fishing, Pool, Waterfront, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Guest, Other, Garage
# of Garages	1
View	Gulf, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Coastal Dune Lakes

Interior

Interior Features	Kitchen Island, Recessed Lighting, Pantry
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Covenants, Dead End, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Frame, Stucco, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	347
Zoning	Resid Single Family
HOA Fees	735
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Corcoran Reverie SRB
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