

\$6,195,000 - 153 Gulf Point Road, Santa Rosa Beach

MLS® #999135

\$6,195,000

7 Bedroom, 7.00 Bathroom, 5,958 sqft

Detached Single Family on 0.25 Acres

Blue Mountain Beach, Santa Rosa Beach, FL

In the heart of Blue Mountain Beach, where the pace slows and the landscape feels more residential than resort-driven, 153 Gulf Point Road introduces a newly built coastal compound designed for both scale and livability. Set back on a rare 0.4-acre homesite along Scenic Highway 30A, the property feels intentionally removed from the road, framed by mature landscaping and established trees that create a sense of arrival more often associated with legacy homes than new construction. The experience begins outdoors. The rear of the property opens into a private, resort-like setting, where a saltwater pool with spillover spa anchors the space. An expansive terrace creates multiple zones for gathering, while the fully fenced yard adds both privacy and functionality. The breezeway connects the main residence to the outdoor living areas in a way that encourages movement between spaces, allowing days to unfold naturally between sun, shade, and water.

Inside, the home balances scale with thoughtful detail. The layout is expansive yet intentional, designed to accommodate both large gatherings and quieter retreats. Two primary suites provide flexibility for owners and guests, while the overall flow emphasizes comfort without sacrificing architectural presence. There are moments throughout the home that feel distinctly considered, including an outdoor shower connected to the primary bath that creates a seamless transition from



beach to living space. Fully furnished interiors allow for immediate use, reinforcing the idea of the home as a finished, ready-to-enjoy environment rather than a project. Practical elements, including tankless water heaters, dual HVAC systems, and a two-car garage, support long-term ownership and everyday ease.

One of the most compelling features of the home unfolds at the top level. The rooftop deck is designed as a true entertainment space, capturing Gulf views and coastal breezes from an elevated vantage point rarely achieved in this part of Blue Mountain Beach. It functions as an outdoor living room in the sky, ideal for sunset gatherings, morning coffee, or evening dining under the open air. From this perspective, the surrounding canopy of trees gives way to glimpses of the Gulf, creating a layered view that blends privacy with the coastal setting.

Ownership includes deeded beach access to the Blue Mountain Beach shoreline, offering approximately 3,000 feet of linear Gulf frontage. This expansive stretch of sand is one of the defining characteristics of Blue Mountain Beach, known for its width, depth, and noticeably less crowded atmosphere. The scale of the access allows for a more relaxed experience, with ample room for recreation, long walks along the water, and uninterrupted views of the Gulf.

Beyond the property, the lifestyle of Blue Mountain Beach defines the experience. Local dining, beach access, and neighborhood conveniences are all nearby, yet the setting retains a quieter, more residential character along 30A. It is a place where mornings begin with a bike ride to the beach, afternoons settle around the pool, and evenings extend upward to the rooftop deck as the light fades over the

Gulf.

153 Gulf Point Road feels less like a typical beach house and more like a private coastal estate, newly built but grounded in the kind of space, privacy, and architectural intention that rarely comes together in the center of Blue Mountain Beach.

Built in 2025

Essential Information

MLS® #	999135
Sold Price	\$6,195,000
List Price	\$6,495,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,958
Acres	0.25
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	153 Gulf Point Road
Area	17 - 30A West
Subdivision	Blue Mountain Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage

# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	170
Zoning	County, Resid Single Family

Listing Details

Listing Office	Compass
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