

\$4,000,000 - 161 Rolling Dunes Drive, Santa Rosa Beach

MLS® #980238

\$4,000,000

7 Bedroom, 9.00 Bathroom, 6,391 sqft

Detached Single Family on 0.51 Acres

ROLLING DUNES ESTATES UNIT 1, Santa Rosa Beach, FL

Experience luxury living at 161 Rolling Dunes, where sophistication meets comfort in this meticulously crafted compound estate set on an oversized lot half acre lot boasts 100' in width yielding an exceptional scale. This prestigious property boasts an impressive 7 bedrooms, 9 bathrooms, and spans 6,391 square feet of resort style living. Optimal short term rental opportunity abounds with \$450k+ projected gross annual income with room to grow as this property establishes itself as a rare gem within the serene Blue Mountain Beach neighborhood. Notable features include a massive 50x30 private pool with ample outdoor living space and a private cabana complete with full summer kitchen, fireplace and exceptional space to entertain! Upon entry, guests are greeted by grandeur with soaring 12-foot ceilings that create an atmosphere of opulence throughout the residence. The allure continues with parking accommodations for up to 10 cars, ensuring convenience and exclusivity for every visitor. Nestled on a half-acre lot, this oasis offers a retreat like no other, featuring not one, but nine charming porches, perfect for enjoying the serene surrounding. Immerse yourself in outdoor luxury with a large cabana, complete with a fireplace and summer kitchen, ideal for entertaining guests or savoring quiet moments under the stars.

Adding to the allure is a carriage house, providing additional living space with a



bedroom, full kitchen, and washer dryer, offering versatility and functionality for modern living.

Indoors, four spacious living rooms beckon relaxation and social gatherings, while two fireplaces create an ambiance of warmth and sophistication. The expansive pool deck spans around 3,500 square feet, adorned with high-end concrete pavers, offering the ultimate setting for outdoor leisure and entertainment.

Culinary enthusiasts will delight in the gourmet Thermador appliances found within the two kitchens, ensuring every meal is prepared to perfection. Convenience is paramount with four sets of washer and dryer, three ice makers, and three refrigerators, catering to every need with ease.

Outdoor bliss awaits with a lavish 50 by 30-foot pool, inviting residents to indulge in the epitome of luxury living. Additionally, three garage doors provide ample storage and accessibility for vehicles and equipment.

Experience the epitome of luxury living at 161 Rolling Dunes, where every detail has been thoughtfully curated to elevate the standard of living. This prestigious estate, with its unparalleled amenities and timeless elegance, awaits those with discerning taste and a desire for the extraordinary.

Please reach out to us today for the cost-to-own and rental projection figures for the property.

Built in 2023

Essential Information

MLS® #	980238
Sold Price	\$4,000,000
List Price	\$4,449,000

Bedrooms	7
Bathrooms	9.00
Full Baths	9
Square Footage	6,391
Acres	0.51
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	161 Rolling Dunes Drive
Area	17 - 30A West
Subdivision	ROLLING DUNES ESTATES UNIT 1
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
Parking	Guest, Oversized, Garage
# of Garages	3
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Newly Painted, Pantry, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Dryer, Range Hood
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

Exterior

Exterior Features Outdoor Shower, Outdoor Kitchen

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 436
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, Copyright2026, All rights reserved.
Listing information last updated on September 13th, 2026 at 5:52am CDT