

# \$3,800,000 - 185 Dune Drive, Santa Rosa Beach

---

MLS® #995680

**\$3,800,000**

6 Bedroom, 8.00 Bathroom, 5,907 sqft

Detached Single Family on 0.22 Acres

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Rising gracefully at ~40 ft above sea level in the exclusive Beach Highland enclave of West 30A, this extraordinary custom estate commands breathtaking, panoramic views of the Gulf. Fully furnished and masterfully curated, this residence offers 6 bedrooms, 6 bathrooms, and 2 half baths spanning 3 levels representing a rare convergence of architectural presence, refined craftsmanship, and elevated coastal living. Perfectly positioned just a short stroll from 3 regional beach access points and the unspoiled shoreline of Topsail Hill Preserve State Park, with more than 3 miles of pristine beaches and rare coastal dune lakes, this home offers both privacy & proximity to one of 30A's most treasured natural landscapes. Designed for effortless entertaining with spectacular outdoor living spaces! Expansive balconies capture sweeping Gulf views, while the resort-style pool features in-water barstools, elevated seating for relaxed conversation, and an ambiance that rivals the finest boutique retreats. A full-service first-floor kitchen dedicated to the pool level, paired with an outdoor summer kitchen, creates a seamless setting for alfresco dining beneath the stars.

The first level offers two generously sized guest suites with private baths, a well-appointed laundry room, commercial ice machine, and a thoughtfully designed kitchen serving the outdoor entertaining areas, ideal



for hosting with ease and sophistication.

Ascending to the second level reveals the heart of the home: a grand living and entertaining space designed to impress. The gourmet kitchen is outfitted with premium appliances, a spacious butler's pantry, and a custom bar, all anchored by a striking whitewashed stone accent wall. A refined dining area and light-filled living space flow effortlessly together, while a private movie theater elevates evenings at home. The primary suite on this level is a sanctuary of understated opulence, offering both privacy and elevated design.

The third floor continues the home's legacy of thoughtful luxury, featuring a custom-built bunk suite with 4 double beds and en-suite bath, an inspired retreat for guests, alongside two additional primary suites. Each enjoys access to a spacious balcony with commanding Gulf views and access to a rooftop terrace, where sunrise and sunset unfold over the treetops and turquoise horizon.

Beyond its undeniable lifestyle appeal, this estate represents a compelling investment opportunity. The property generated \$221.6K in rental income in 2025 (\$246k including owner bookings) and already has \$157.8K on the books for 2026, with projections approaching \$300K for the year. Its premier location, elevated Gulf views, expansive layout accommodating large groups, resort-style amenities, and proximity to protected natural shoreline position it as a high-demand luxury rental along Scenic 30A. For investors seeking both appreciation potential and strong cash flow, this exquisite home delivers a rare balance of prestige and performance.

Set on a generously sized homesite, the estate provides ample outdoor space for both

grand-scale entertaining and tranquil relaxation. A 4-car garage, covered terrace, and expansive paver driveway ensure abundant parking and convenience. Every finish, fixture, and design detail throughout the home reflects a commitment to quality, comfort, and timeless coastal elegance.

Ideally located near some of 30A's most beloved destinations, including Stinky's Fish Camp, Shunk Gulley, Santa Rosa Beach Golf Club, Gulf Place, and more, this residence offers the perfect balance of seclusion and accessibility.

185 Dune Lane is more than a home, it is a statement of refinement and one of the most distinguished Gulf-view offerings along Scenic 30A. A rare opportunity to own a legacy property where luxury, location, and lifestyle align seamlessly.

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 995680                 |
| Sold Price     | \$3,800,000            |
| List Price     | \$3,999,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 6                      |
| Half Baths     | 2                      |
| Square Footage | 5,907                  |
| Acres          | 0.22                   |
| Year Built     | 2024                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 185 Dune Drive         |
| Area        | 17 - 30A West          |
| Subdivision | BEACH HIGHLAND 1ST ADD |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

### **Amenities**

|              |                                                          |
|--------------|----------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water      |
| Parking      | Attached Carport, Guest, Oversized, See Remarks, Covered |
| # of Garages | 4                                                        |
| View         | Gulf, Lake                                               |
| Has Pool     | Yes                                                      |
| Pool         | In Ground                                                |

### **Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Beamed Ceilings, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Elevator |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Double Oven, Range Hood, Washer                                                                                                          |
| Heating           | Central, Gas - Natural                                                                                                                                                          |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Fireplace Gas                                                                                                                                                                   |
| # of Stories      | 3                                                                                                                                                                               |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Outdoor Shower, Outdoor Kitchen |
| Lot Description   | Interior Lot, Within 1/2 Mile to Water                  |
| Windows           | Window Treatments                                       |
| Roof              | Metal                                                   |
| Construction      | Frame, Siding CmntFbrHrdBrd                             |
| Foundation        | Slab                                                    |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |

High South Walton

### **Additional Information**

Days on Website 207

Zoning Resid Single Family

### **Listing Details**

Listing Office EXP Realty LLC

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 5:07am CDT