

\$1,475,000 - 213 Spotted Dolphin Road, Santa Rosa Beach

MLS® #979873

\$1,475,000

4 Bedroom, 5.00 Bathroom, 2,772 sqft

Detached Single Family on 0.18 Acres

HIDDEN HIGHLANDS, Santa Rosa Beach, FL

Unicorn investment properties like this are rare. Generating over \$158K in rental actuals in 2025 and already \$55K on the books for 2026, this 8% cap rate investment gem with no HOA, a private pool and .5 miles to multiple beach access points on 30A, this property checks all the boxes! Surrounded by nature and tucked away on a quiet cul-de-sac on the west end of 30A, this custom-built, two-story beach home offers the perfect blend of coastal elegance, privacy, and investment potential. Completed in early 2023, this property has consistently outperformed rental projections for the past two years with consistent five star reviews and repeat guests who return each year. Designed with refined, coastal finishes, this luxe home features 10-foot ceilings, custom shiplap and an open, airy feel. Tucked away on a private cul-de-sac and surrounded by nature, this beach home creates a peaceful, serene setting for the ultimate beach vacation. The first floor private ensuite bedroom and open living, dining, kitchen area and powder room is perfect for comfort and convenience. Three additional bedrooms, three baths, bunk room alcove, separate living/lounging area offers plenty of space for families and guests to comfortably spread out in style. Three expansive porches, including two on the front of the home and a private poolside deck, invite effortless indoor-outdoor living. A private pool with water feature is



framed by mature trees perfect for lounging or entertaining. Whether searching for a full-time residence, a second home, or a proven short-term rental, this property delivers with over \$142K in rental income in 2024, \$158K+ in 2025 and \$55K already on the books for 2026, this is a true money making investment opportunity. With no HOA, this turnkey, income-producing vacation retreat offers savvy investors maximum income and appreciation potential. Whether you're looking to diversify your investment portfolio or purchase a legacy home for your family to enjoy, 213 Spotted Dolphin is a rare opportunity on 30A and the Emerald Coast.

Buyer to verify all dimensions. Contact listing agent to schedule a private showing or for additional information.

Built in 2022

Essential Information

MLS® #	979873
Sold Price	\$1,475,000
List Price	\$1,550,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,772
Acres	0.18
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	213 Spotted Dolphin Road
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Area	17 - 30A West
Subdivision	HIDDEN HIGHLANDS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	1
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Sprinkler System, Separate Living Area
Lot Description	Cul-De-Sac, Dead End, Survey Available, Within 1/2 Mile to Water, Wooded
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	440
Zoning	Resid Single Family

Listing Details

Listing Office

Christies International Real Estate Emerald Coast

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