

\$10,750,000 - 22 E Bermuda Drive, Santa Rosa Beach

MLS® #973973

\$10,750,000

6 Bedroom, 7.00 Bathroom, 7,011 sqft

Detached Single Family on 0.39 Acres

RETREAT THE, Santa Rosa Beach, FL

Set on the largest homesite in The Retreat, this striking new construction home offers an unmatched blend of scale, sophistication, and privacy. Positioned on a rare double lot spanning just under half an acre in one of 30A's most exclusive gated communities, this resort-style residence delivers a modern coastal lifestyle at the highest level. Encompassing over 7,000 square feet, the main home features 5 spacious bedrooms and 5.5 luxurious bathrooms, while a separate 1-bedroom, 1-bathroom carriage house near the pool offers private accommodations for guests or extended stays. From the moment you enter, it's clear no detail has been overlooked Venetian plaster walls, floor-to-ceiling windows, and sleek, modern finishes are showcased throughout the home, creating a refined yet comfortable living environment.

At the heart of the home, a showstopping double island kitchen combines custom cabinetry with high-end appliances, offering both functionality and striking design. Expansive living and dining areas open to a central courtyard, where a resort-style pool, grilling area, and ample lounging space set the stage for elevated indoor-outdoor entertaining.

Additional features include two separate garages for abundant parking and storage, along with an expansive paver motor court for guests. Every inch of this home has been



thoughtfully crafted to balance beauty and utility delivering an extraordinary opportunity to own one of the most refined and well-designed homes in The Retreat.

Built in 2025

Essential Information

MLS® #	973973
Sold Price	\$10,750,000
List Price	\$11,900,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	7,011
Acres	0.39
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	22 E Bermuda Drive
Area	17 - 30A West
Subdivision	RETREAT THE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Gated Community, Short Term Rental - Not Allowed, Pool
Utilities	Community Water, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	4
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Microwave
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Kitchen
Lot Description	Corner Lot, Within 1/2 Mile to Water
Roof	Shake
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	503
Zoning	Resid Single Family
HOA Fees	13000
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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, Copyright 2026, All rights reserved.

Listing information last updated on August 31st, 2026 at 5:37pm CDT