

\$1,300,000 - 23 Dune Side Lane, Santa Rosa Beach

MLS® #984094

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,270 sqft

Detached Single Family on 0.10 Acres

Duneside at Blue Mountain Beach, Santa Rosa Beach, FL

No Saturday Showings, Please. Welcome to 23 Dune Side Lane, a coastal retreat designed for both relaxation and memorable gatherings. Nestled in the heart of Blue Mountain Beach, this spacious two-story home offers the ideal blend of privacy, comfort, and convenience just a short stroll or golf cart ride from the white sand and turquoise waters of 30A.

Inside you'll find an open, light-filled layout with four large bedrooms, including two master suites (one on the first floor), plus a dedicated bunk room that's perfect for kids or extra guests. The balconies invite you to slow down and savor Gulf breezes, while the backyard oasis is designed for fun and relaxation with a sparkling pool, soothing waterfall feature, and heating option for year-round enjoyment.

Surrounded by mature magnolia, pine, and fruit-bearing trees, this property offers a peaceful natural backdrop that's rare along 30A. Whether you're seeking a full-time residence, vacation escape, or a strong rental investment, this home delivers on every level.

Duneside at Blue Mountain Beach is a welcoming community complete with a park, making it easy to enjoy outdoor gatherings just a moment from your door. With its unbeatable location, and thoughtful design, 23 Dune Side Lane is ready to become your family's next chapter along the Gulf.



Built in 2018

Essential Information

MLS® #	984094
Sold Price	\$1,300,000
List Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,270
Acres	0.10
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	23 Dune Side Lane
Area	17 - 30A West
Subdivision	Duneside at Blue Mountain Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Picnic Area, Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower, Outdoor Kitchen
Lot Description	Corner Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	382
Zoning	Resid Single Family
HOA Fees	200
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Compass
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