

\$3,000,000 - 23 Spotted Dolphin Road, Santa Rosa Beach

MLS® #988183

\$3,000,000

5 Bedroom, 7.00 Bathroom, 4,752 sqft

Detached Single Family on 0.23 Acres

Beach Highlands, Santa Rosa Beach, FL

Located in the highly desirable Dune Allen community along Scenic Highway 30A, this fully furnished coastal retreat offers a rare combination of upscale design, flexibility, and strong short-term rental potential - with no HOA restrictions. Whether you're looking for a luxury getaway or a high-performing income property, this one checks all the boxes. Set on a private, tree-lined lot, the home features 12-foot ceilings, floor-to-ceiling windows, and a light-filled open layout built for hosting and relaxing. The gourmet kitchen impresses with sleek white waterfall-edge countertops, a 48' dual-fuel range, top-tier built-in appliances, and an oversized island with seating for six. A dedicated home office just off the kitchen is perfect for remote work or quiet retreat.

Designed with comfort and privacy in mind, the home includes two king primary suites - one on the second floor and one on the third - plus two additional king bedrooms and a custom bunk room, each with its own private bath. The third floor also features a flex space, perfect for a media or game room. Three owner's closets provide ample secure storage for personal items.

Just off the second-floor family room, doors open to a large elevated porch with a heated pool, lounge area, and fireplace. Offering the ultimate in outdoor living. In total, the home



offers more than 1,000 square feet of porch and patio space, including a ground-level covered living area with a fireplace, an outdoor TV, dining space, and a fully equipped summer kitchen featuring a grill, sink, and mini fridge.

An elevator connects all three levels, and an oversized garage offers ample storage for beach gear, bikes, or golf carts. Ideally located near Gulf Place Town Center, top-tier golf, and the scenic trails of Topsail Hill Preserve State Park, this home offers both convenience and coastal serenity.

Built in 2021

Essential Information

MLS® #	988183
Sold Price	\$3,000,000
List Price	\$3,290,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,752
Acres	0.23
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	23 Spotted Dolphin Road
Area	17 - 30A West
Subdivision	Beach Highlands
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Utilities Electric, Gas - Natural, Public Sewer, Public Water, Tap Fee Paid
Parking Garage Door Opener
of Garages 2
View Pond
Has Pool Yes
Pool Heated

Interior

Interior Features Breakfast Bar, Bookcases, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Pantry, Wet Bar, Natural Woodwork, Elevator
Appliances Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating Gas - Natural
Fireplace Yes
Fireplaces EPA Qualified Fireplace
of Stories 3

Exterior

Exterior Features Balcony, Outdoor Shower, Outdoor Kitchen
Lot Description Interior Lot
Windows Window Treatments
Roof Metal
Construction Siding CmntFbrHrdBrd

School Information

Elementary Van R Butler
High South Walton

Additional Information

Days on Website 325
Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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