

\$1,662,500 - 36 Rolling Dunes Drive, Santa Rosa Beach

MLS® #1006805

\$1,662,500

6 Bedroom, 6.00 Bathroom, 3,400 sqft

Detached Single Family

ROLLING DUNES ESTATES UNIT 2, Santa Rosa Beach, FL

Property is Under Contract with a 72 hour kick-out clause. Accepting backup offers. Just a short walk from the sugar-white sands of the Gulf, this exceptional six-bedroom Blue Mountain Beach compound offers projected annual rental income up to \$200,000, an oversized resort-style pool, two detached guest suites, and exceptional outdoor living -- all situated on a rare .24-acre homesite. Thoughtfully designed for entertaining and hosting family and friends, the property offers four bedrooms in the main residence along with two detached guest suites, creating a level of privacy and flexibility rarely found along Scenic Highway 30A. Whether gathering under one roof or providing guests with their own private retreat, the versatile floor plan comfortably accommodates every occasion. Situated on a generous .24-acre homesite, the property offers an exceptional amount of outdoor space this close to the gulf. The expansive lot provides room for an oversized resort-style pool, detached guest accommodations, lush tropical landscaping, and multiple outdoor gathering areas while maintaining a sense of privacy that is increasingly difficult to find in Blue Mountain Beach.

The resort-style backyard is where this home truly shines. Centered around an expansive private pool -- significantly larger than those typically found in the area -- the outdoor living experience is elevated by a built-in grilling



station, fire feature, screened porch, and multiple spaces to dine, relax, and entertain. Surrounded by mature coastal landscaping, the setting offers the feel of a private luxury resort just moments from the beach.

Inside, the main residence features bright coastal interiors, an open-concept floor plan, and inviting covered porches that embrace the relaxed Blue Mountain Beach lifestyle. The spacious living, dining, and kitchen areas create a natural gathering place for family and guests, while the thoughtful layout balances comfortable everyday living with effortless entertaining.

Adding to the property's appeal is a detached two-story guest retreat designed for both privacy and entertainment. The pool-level guest suite offers sleeping accommodations and a dedicated lounge with an arcade game, while the upper-level suite features a private bedroom, a full bath, a living area, a kitchenette and a covered porch. Together, these separate guest accommodations create a rare level of flexibility for hosting family and friends or enhancing the property's rental appeal.

Located just moments from beach access and minutes from Blue Mountain Beach's favorite restaurants, local shops, and the scenic 30A bike path, this exceptional property delivers a rare combination of beach proximity, resort-style amenities, generous outdoor living, and flexible guest accommodations. From the oversized pool and outdoor entertaining spaces to the detached guest suites, projected rental income up to \$200,000 annually, and rare .24-acre homesite, this is the kind of Blue Mountain Beach property that rarely becomes available.

Built in 2015

Essential Information

MLS® #	1006805
Sold Price	\$1,662,500
List Price	\$1,699,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,400
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	36 Rolling Dunes Drive
Area	17 - 30A West
Subdivision	ROLLING DUNES ESTATES UNIT 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Garage
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Pantry, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Outdoor Shower, Sprinkler System, Outdoor
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	Kitchen
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	73
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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