

\$3,175,000 - 44 Hilltop Drive, Santa Rosa Beach

MLS® #979415

\$3,175,000

9 Bedroom, 9.00 Bathroom, 5,661 sqft

Detached Single Family on 0.22 Acres

BEACH HIGHLAND, Santa Rosa Beach, FL

Elevate your coastal lifestyle at 44 Hilltop, an exquisite 9-bedroom, 8.5-bathroom luxury retreat nestled in the coveted enclave of Dune Allen Beach on scenic 30A. Spanning three elegant stories this contemporary masterpiece is designed for effortless entertaining and indulgent living.

From the moment you arrive, this home captivates you with its modern architectural flair and expansive layout. Each floor is graced with breezy verandas, while the crowning jewel—a spectacular rooftop observation deck—offers sweeping, unobstructed views of the Gulf of Mexico.

Step inside to discover a sanctuary of style and comfort, where every bedroom is en-suite, several with private balconies, ensuring privacy and serenity for all. A private elevator offers seamless access to all levels, and abundant parking ensures ease for multiple guests.

The outdoor amenities are equally as impressive. A sparkling private pool and hot tub invites relaxation just steps from the sugar-white sands.

This home is perfect as a private family getaway or a high-performing investment property. With no HOA restrictions, this rare offering blends freedom, functionality, and coastal luxury like no other. Please submit your offer, best and final due by 11/16/25



Built in 2019

Essential Information

MLS® #	979415
Sold Price	\$3,175,000
List Price	\$2,999,000
Bedrooms	9
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	5,661
Acres	0.22
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	44 Hilltop Drive
Area	17 - 30A West
Subdivision	BEACH HIGHLAND
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Oversized
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Owner's Closet, Elevator
Appliances	Dishwasher, Dryer, Range Hood, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Pool - Gunite Concr
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	447
Zoning	County, Resid Single Family

Listing Details

Listing Office	Five Star Properties RE FL Inc
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