

\$2,455,000 - 50 Sea Winds Drive, Santa Rosa Beach

MLS® #1009151

\$2,455,000

6 Bedroom, 7.00 Bathroom, 3,724 sqft

Detached Single Family on 0.34 Acres

BellaMar, Santa Rosa Beach, FL

Welcome to your ultimate 30A beach retreat in the highly sought-after community of Bellamar, one of the area's most coveted non-rental neighborhoods. Perfectly positioned, with direct walkout onto Scenic Highway 30A and mere steps to deeded beach access and Santa Rosa Golf Club, this exceptional home offers the rare combination of privacy, luxury, and an unmatched coastal lifestyle.

At the heart of the home is an inviting, light-filled living space where the spacious dining room flows effortlessly into the recently renovated kitchen, creating a warm and welcoming setting for everything from relaxed family meals to formal dinners. The main house is thoughtfully appointed with 4 en-suite bedrooms, one with custom bunk room, and offers generous spaces where family and friends can come together while still enjoying privacy and comfort.

Adding exceptional versatility, the private carriage house above the garage offers a welcoming retreat with its own living room, kitchenette, two en-suite bedrooms, and a bunk room. It's ideal for adult children returning home, extended family, long-term guests, or even a live-in nanny, providing independence and privacy while remaining connected to the main home. Whether hosting holiday celebrations, summer vacations, or long weekends at the beach, everyone has a place to unwind.

Designed with gathering in mind, an expansive outdoor living area features a heated spa pool,



an oversized sun deck, a well equipped outdoor kitchen, and a private bocce court that invites friendly competition after a day at the beach. Whether grilling fresh seafood, lounging by the pool, or gathering for an evening game under the stars, the outdoor spaces are designed for making memories with the people who matter most. After a full day of fun, your spacious primary suite is a private sanctuary, complete with a separate den perfect for a home office or quiet retreat, and a walkout balcony to enjoy the Gulf breeze with your morning coffee or evening glass of wine. Upstairs, the third floor, complete with another living space and wet bar, rewards you with beautiful 180° Gulf views from the expansive deck, creating the perfect backdrop for unforgettable sunsets. Offering the rare combination of an exclusive non-rental setting, immediate deeded beach access, inviting gathering spaces, and room for generations to enjoy together, 50 Sea Winds is more than a home--it's a place where lifelong memories are made, year after year, along one of Florida's most treasured stretches of coastline.

Built in 1995

Essential Information

MLS® #	1009151
Sold Price	\$2,455,000
List Price	\$2,650,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,724
Acres	0.34
Year Built	1995
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	50 Sea Winds Drive
Area	17 - 30A West
Subdivision	BellaMar
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached, Golf Cart Garage, Oversized
# of Garages	3
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Recessed Lighting, Walls Wainscoting, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Hot Tub, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Lot Description	Corner Lot, Covenants, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	60
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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Listing information last updated on October 3rd, 2026 at 8:22am CDT