

\$3,507,000 - 56 Rolling Dunes Drive, Santa Rosa Beach

MLS® #998992

\$3,507,000

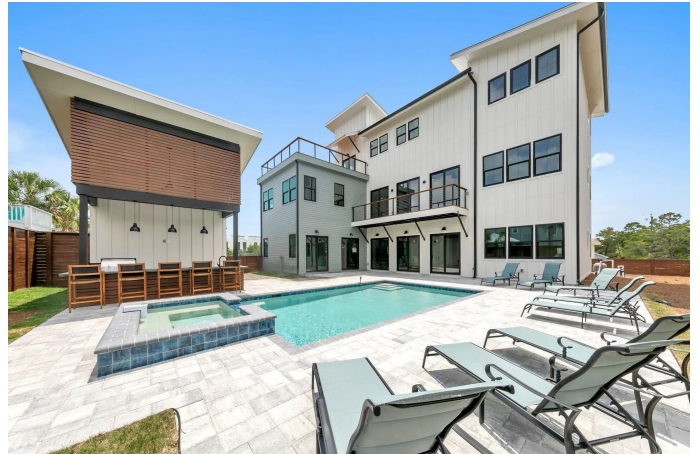
9 Bedroom, 11.00 Bathroom, 6,064 sqft

Detached Single Family on 0.28 Acres

ROLLING DUNES PHS 2, Santa Rosa Beach, FL

Set in the heart of Blue Mountain Beach along Scenic 30A, this exceptional 9-bedroom, 11-bath coastal estate offers over 6,000+ square feet of thoughtfully designed luxury living. Spanning three expansive levels, the home is built for both elevated entertaining and relaxed coastal living, highlighted by a stunning rooftop deck with sweeping Gulf views. Outdoors, enjoy a private resort-style pool, spa, and summer kitchen designed for entertaining after sunny days at the beach. Just moments from beach access, dining, and the natural beauty that defines 30A, this recently constructed residence presents a rare opportunity to own a premier investment property in one of the Gulf Coast's most sought-after destinations on the beautiful Emerald Coast. Beyond its immediate lifestyle appeal, this property represents a compelling opportunity in a market defined by limited inventory, strong demand, and long-term appreciation. Large-scale, high-quality homes in this location are increasingly rare, especially those offering this level of design, capacity, and proximity to the Gulf.

Whether you are seeking a legacy beach home, a high-performing rental asset, or a hybrid of both, 56 Rolling Dunes delivers on all fronts--combining scale, location, and lifestyle into one standout offering along the Emerald Coast.



Built in 2023

Essential Information

MLS® #	998992
Sold Price	\$3,507,000
List Price	\$3,799,000
Bedrooms	9
Bathrooms	11.00
Full Baths	9
Half Baths	2
Square Footage	6,064
Acres	0.28
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	56 Rolling Dunes Drive
Area	17 - 30A West
Subdivision	ROLLING DUNES PHS 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Detached
# of Garages	1
View	Gulf

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Kitchen Island, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Range Hood, Washer
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Pavillion/Gazebo, Rain Gutters
Lot Description	Cleared, Level, Within 1/2 Mile to Water
Roof	Metal
Construction	Foundation Off Grade, Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	171
Zoning	Resid Single Family

Listing Details

Listing Office	Gulf Realty 30A LLC
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