

\$2,995,000 - 68 Mountain Top Dune Drive, Santa Rosa Beach

MLS® #961756

\$2,995,000

5 Bedroom, 5.00 Bathroom, 3,330 sqft

Detached Single Family on 0.50 Acres

ROLLING DUNES ESTATES UNIT 2, Santa Rosa Beach, FL

This newer build one story luxury home was designed with privacy in mind set in Blue Mountain Beach on a 1/2 acre lot with 2 car oversized garage. This home features 5 bedrooms and 4.5 bathrooms with additional office/flex space making it ideal for primary residence, second home or rental investment. The upgraded lighting, window shades and furnishings are the epitome of luxury in this private beach oasis. The north wing of the home features a large primary wing with access to patio, large double vanity bathroom, spacious walk in closet to oversized laundry room. This layout opens to pool and patio as well for a true indoor/outdoor living. The open floor plan with a chef's kitchen features high end appliances with butlers pantry, wine fridge, beverage fridge and plenty of storage. The large island on the kitchen leads to dining area with custom lightening above leading into sitting area with fireplace. This room has a flex space that could be an ideal office or bunk room for additional guests. The living space is extended to large screened in porch overlooking pool and spa featuring summer kitchen for ultimate in entertainment. The outdoor pool is an oasis with another fireplace overlooking the peaceful setting with additional storage and an outdoor shower.

On the south wing of the home are 4



bedrooms and 3 full bathrooms. This provides a great space for guests or family members. The home is set back from the road on this large lot offering privacy from each room. 68 Mountain Top Dune Drive is offered furnished as shown with high end furnishings and custom drapery from local Shade and Drape Company in Blue Mountain Beach.

The garage is oversized wit one bay measuring 25 feet in depth to accommodate a 23 foot boat or Tesla Cyber Truck. This location is in the non HOA community of Blue Mountain Beach keeping of cost of ownership low. This residence is surrounded by homes on similar sized lots offering peace and tranquillity just off 30A. There are multiple beach access areas just at the end of the road as well as miles of trails in Point Washington State Forest less than .5 from the home. Relax by the pool after a long day at the beach or hop on your e bikes (new and included in sale) to explore all the surrounding towns along 30A. This home is a immaculate as if new construction.

Built in 2023

Essential Information

MLS® #	961756
Sold Price	\$2,995,000
List Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,330
Acres	0.50
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Traditional
Status	Sold

Community Information

Address	68 Mountain Top Dune Drive
Area	17 - 30A West
Subdivision	ROLLING DUNES ESTATES UNIT 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Oversized, Garage, See Remarks
# of Garages	2
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Shelving, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Columns, Private Yard, Pool - Gunite Concrtr, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Brick, Siding Brick Some, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
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Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	688
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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