

\$16,300,000 - 756 Blue Mountain Road, Santa Rosa Beach

MLS® #982673

\$16,300,000

7 Bedroom, 9.00 Bathroom, 8,277 sqft

Detached Single Family on 0.26 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Commanding 75' of Gulf frontage from the highest bluff along Florida's Emerald Coast, 756 Blue Mountain Road is more than a home; it is a fortress of refined coastal living.

Completed by the renowned Davis Dunn Construction, its structure is a masterclass in elevated engineering: brick masonry and stucco over insulated concrete, designed to withstand time, tide, and the elements without sacrificing elegance. This is not simply a residence built by the beach; it is one of the rare Gulf-front estates where beauty and permanence are given equal weight, and where every detail, from foundation to finish, speaks to an uncompromising standard. Spanning over 8,200 square feet behind a gated brick courtyard, the home has been newly refined to reflect the ease and sophistication of modern coastal life.

From the moment of entry, the tone is set: whitewashed hardwood floors, curated lighting, and fresh finishes offer a softened palette that mirrors the ever-changing hues of the Gulf just beyond. The main level designed for daily life and effortless entertaining flows through open living and dining spaces to a south-facing pool terrace, where newly retiled surfaces and fire bowls frame the sea beyond.

The chef's kitchen, scaled for hosting and



grounded by its clean lines, connects seamlessly to the living spaces, while walls of glass welcome in the horizon. Step outside, and the tempo slows private pool, spa, and a boardwalk leading directly to the sand and surf.

With seven ensuite bedrooms thoughtfully arranged throughout, the layout supports both connection and privacy. The owner's level occupies the top floor entirely featuring a spa-like bath, dual closets, private sun deck, office, and sitting room, all oriented to maximize light and Gulf views. An observatory crowns the home with wraparound views that stretch far beyond the shoreline.

The second floor is home to a grand leisure retreat, a space designed for unhurried days and unforgettable nights. Styled with the same coastal sophistication that runs throughout the home, it's the ultimate game escape, perfect for billiards, cards, or simply gathering with friends after sunset. Rich textures, layered lighting, and Gulf breezes spilling through nearby balconies make it a destination in itself, blurring the line between relaxed play and refined living.

Behind its beauty, the home's systems quietly elevate daily life: a geothermal heating and cooling system for efficiency and comfort, a whole-house water filtration system, a private irrigation well, and a newly installed whole-house generator. Every element has been considered to ensure the home's performance matches its presence.

Every detail has been quietly considered from the whitewashed floors to the newly refinished surfaces, soft coastal palette, and elevated lighting throughout. Offered fully furnished with curated exclusions, this is a home that speaks in a language of restraint, elegance, and

enduring quality.

Positioned in the heart of Blue Mountain Beach along 30A, with proximity to Seaside, WaterColor, and world-class dining and shopping, 756 Blue Mountain is not just a residence it's a legacy anchored in sand and sea.

Built in 2011

Essential Information

MLS® #	982673
Sold Price	\$16,300,000
List Price	\$16,989,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	8,277
Acres	0.26
Year Built	2011
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	756 Blue Mountain Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable

Parking	Garage Door Opener
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Refrigerator
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hurricane Shutters, Sauna/Steam, Outdoor Shower, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Concrete, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	403
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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