

\$7,400,000 - 8 Bannerman Beach Lane, Santa Rosa Beach

MLS® #984298

\$7,400,000

5 Bedroom, 7.00 Bathroom, 6,054 sqft

Detached Single Family

BANNERMAN BEACH, Santa Rosa Beach, FL

A masterwork of design and craftsmanship, this new construction residence located in the exclusive gated Gulf-front neighborhood of Bannerman Beach blends refined architecture and exemplary quality by Cole Construction with curated interiors by Katie Owen's with Bird Dog Designs. This extraordinary legacy retreat sits on an expansive .6-acre homesite with 30' side setbacks, ensuring ample privacy alongside resort-style amenities, including a beautiful courtyard pool and spa. The grounds are enhanced by stunning landscape architecture highlighted by painted brick facades and generous outdoor living spaces, complete with a full summer kitchen. The interiors are defined by open, textural custom finishes such as reclaimed oak beams imported from Canada, honed marble, and custom oak cabinetry in the chef's kitchen. A Venetian plaster fireplace anchors the main living space, creating a warm gathering environment in harmony with the home's overall aesthetic. Key features include Thermador appliances, 12' ceilings throughout the main floor (including the main-level primary suite), a private elevator accessing all three levels, and endless Gulf views with sunset elevations from the primely positioned third-level deck.

The main-floor kitchen showcases glass-fluted cabinetry, ambient under-cabinet lighting, a



custom butler's pantry with ample storage and a coffee bar, and elegant finishes that balance beauty with function. Museum-worthy light fixtures serve as focal points throughout, lending the home an artful sophistication. The first-level primary suite features a spa-like bathroom with a glass-enclosed shower and soaking tub clad in honed marble, dual vanities, and an oversized walk-in closet that includes a laundry station.

The second level offers an expansive secondary living room with soaring 20' ceilings and a built-in bar, as well as a secondary laundry room, multiple bedroom suites, and exceptional views over the private green space and courtyard. The third level is designed as an entertaining escape with a large living and entertainment room that captures panoramic Gulf and sunset views an ideal setting for gatherings.

Additional notable features include an oversized two-car garage, tankless gas-powered hot water heaters, custom furnishings, and window treatments outfitted for every bedroom, including electronic treatments in the first-level living area.

Set within the naturalistic beauty of Bannerman Beach one of the most private communities along 30A homeowners enjoy over seven acres of preserved dune lake and beach access. The neighborhood is flanked by Grayton State Park and Big Redfish Lake and anchored by a three-acre private beach. Thoughtfully planned with just 19 estate-sized homesites, each offering half an acre or more, Bannerman Beach provides quick access to nearby New Urbanist communities such as Seaside and Grayton Beach, while maintaining an unparalleled level of privacy and space on the Gulf Coast.

Built in 2025

Essential Information

MLS® #	984298
Sold Price	\$7,400,000
List Price	\$7,995,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,054
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	8 Bannerman Beach Lane
Area	17 - 30A West
Subdivision	BANNERMAN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Dock, Fishing, Gated Community
Utilities	Public Sewer, Public Water
Parking	Garage
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Disposal, Microwave, Range Hood

Heating	Heat High Efficiency
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Hot Tub, Outdoor Shower, Outdoor Kitchen
Construction	Concrete

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	391
Zoning	Resid Single Family
HOA Fees	6000
HOA Fees Freq.	Annually

Listing Details

Listing Office	Compass
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