

\$4,950,000 - 103 Fort Panic Rd, SANTA ROSA BEACH

MLS® #972326

\$4,950,000

4 Bedroom, 3.00 Bathroom, 2,590 sqft
Detached Single Family on 0.26 Acres

SANTA ROSA DUNES, SANTA ROSA BEACH, FL

Positioned along a private road on the tranquil West end of 30A, this extraordinary Gulf-front residence captures sweeping, unobstructed views of the emerald waters and sugar-white sands, stretching endlessly in both directions. Thoughtfully renovated in the spring of 2024 and beautifully furnished with a refined coastal aesthetic, the home effortlessly blends classic beach house charm with modern luxury--making it a compelling retreat for personal enjoyment and long-term ownership. Every element of the home has been curated to complement the surrounding natural beauty while providing a sense of ease and comfort. A soothing coastal color palette and low-maintenance finishes create a relaxed, livable atmosphere, ideal for carefree beachside living. Vaulted ceilings and abundant natural light enhance the spacious interior, which features 4 well-appointed bedrooms, 2.5 baths, and two generous living areas offering flexibility for entertaining, hosting, or simply unwinding in style.

The open-concept kitchen and dining space is a natural gathering point, thoughtfully designed for both everyday living and elevated entertaining. A sleek wet bar adds a layer of sophistication, perfect for sunset cocktails or weekend celebrations with friends and family.

Step outside to discover multiple outdoor living areas that embrace the serene Gulf-front setting. An expansive covered porch offers a



front-row seat to the ever-changing colors of the sea and sky ideal for morning coffee, quiet afternoons, or golden-hour gatherings. A dune-side covered deck brings you even closer to the shoreline, where the rhythmic sound of the surf creates a calming, meditative ambiance.

Offered fully furnished, 103 Fort Panic presents a rare, turnkey opportunity for those seeking a beautifully updated coastal sanctuary in one of the most coveted and peaceful stretches of Scenic Highway 30A.

Built in 1982

Essential Information

MLS® #	972326
Price	\$4,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,590
Acres	0.26
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	103 Fort Panic Rd
Area	30A West
Subdivision	SANTA ROSA DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Public Sewer Available, TV Cable Available, Sewer Available, Tap Fee Paid
Is Waterfront	Yes
Waterfront	Gulf/Pass
Water View	Gulf/Pass

Interior

Interior Features	Ceiling Vaulted, Floor Vinyl, Furnished - All, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Disposal, Dryer, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Cooling	A/C: Two Or More, Ceiling Fans
# of Stories	2

Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Trim Wood, Foundation Off Grade, Foundation On Pilings
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Porch Covered
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal, Foundation On Pilings
Construction	Frame
Foundation	Foundation Off Grade, Foundation On Pilings

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Compass
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