

\$2,795,000 - 11 Dulce Lane, Inlet Beach

MLS® #1013135

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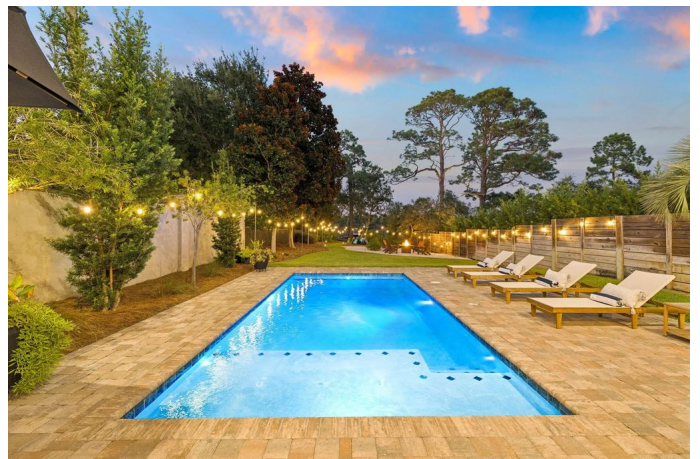
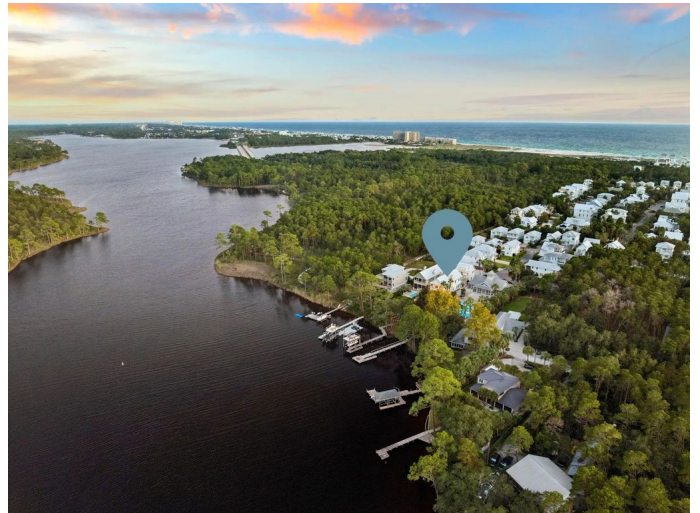
5 Bedroom, 6.00 Bathroom, 3,355 sqft

Detached Single Family on 0.33 Acres

INLET BEACH, Inlet Beach, FL

Picture your morning on Lake Powell: coffee on the covered porch as the sun lifts over the water, then a paddleboard glide across the largest coastal dune lake in Florida. By midday you're aboard your own 2023 Hurricane SD 187 OB deck boat, cruising across the lake toward the beach. It's all included with the home, along with the kayaks and paddle boards. Welcome to 11 Dulce Lane, a turnkey lakefront home in Inlet Beach, Florida, near the east end of Scenic Highway 30A in South Walton, where lake and beach living come together.

Built in 2021 and offered fully furnished, this five-bedroom, five and a half bath estate pairs a four-bedroom main residence with a private one bedroom carriage house. Since purchasing, the current owners have invested more than \$138K in thoughtful improvements. It blends classic coastal architecture with modern luxury on a private 0.33-acre lot with 44 feet of frontage on Lake Powell. A first-floor en-suite bedroom offers convenient main-level living. Upstairs, the primary suite features a vaulted wood-plank ceiling, a private porch with lake views overlooking the large private yard, and a spa-like bath with a freestanding soaking tub. A second living area with a fireplace gives guests their own place to unwind. An additional ensuite, fourth guest bedroom and bathroom and laundry room complete the upstairs. At the heart of the home is a chef's kitchen framed by



whitewashed brick archways. It features a professional-grade dual-oven gas range with pot filler, a professional-style stainless refrigerator, and a waterfall quartz island with seating for four. Shaker cabinetry, a herringbone tile backsplash, and a custom wood range hood complete the space, and a built-in beverage bar with wine fridge sits just steps away. Wide-plank hardwood floors flow into the main living room, anchored by a whitewashed brick fireplace.

Outside, double-stacked covered porches overlook an expansive private lot made for entertaining. Gather around the fire pit, relax by the saltwater pool, or wander down to the private dock, where a rooftop sundeck crowns the covered boat lift. The carriage house gives visitors their own retreat and adds serious short-term rental appeal. A detached two-car garage, abundant storage, and plenty of parking handle the gear, toys, and guests. Evenings end the way they should on 30A, with the sunset over Lake Powell and the Gulf just minutes away via a large public beach access nearby. Whether you're looking for an Inlet Beach second home or a high-performing 30A vacation rental, this is an entertainer's dream and a rare lakefront opportunity with no HOA.

Life at 11 Dulce Lane extends well beyond the property line. Just a short walk away, the Shoppes at Inlet offer favorites like Shaka Sushi and Cocktail Bar and a local coffee and donut spot, perfect for an easy morning or a casual dinner. A quick golf cart or bike ride without getting on Hwy 98 brings you to 30Avenue, the "Gateway to 30A," where dining ranges from upscale to laid-back: elevated Asian, Italian, Mexican, and fresh Gulf seafood, plus a wine shop for a bottle to bring home. Browse local boutiques between meals, or spread out a blanket on the lawn for a

seasonal concert under the stars. When you're ready to explore further, walk or bike through the new underpass beneath Highway 98 straight to Scenic Highway 30A and Rosemary Beach, with its charming walkable streets, boutique shopping, acclaimed restaurants, and town greens. By car, it's just four minutes away.

Built in 2021

Essential Information

MLS® #	1013135
Price	\$2,795,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,355
Acres	0.33
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	11 Dulce Lane
Area	18 - 30A East
Subdivision	INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage Detached, Oversized

# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Coastal Dune Lakes
Water View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Vaulted Ceiling(s), Fireplace, Fireplace 2+, In-Law Floorplan, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Natural Woodwork
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Private Yard, Pool - Gunite Concr, Sprinkler System
Lot Description	Dead End, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Block, Brick, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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