

\$1,950,000 - 111 Sand Dunes Road, Santa Rosa Beach

MLS® #1012625

\$1,950,000

5 Bedroom, 5.00 Bathroom, 2,463 sqft

Detached Single Family on 0.25 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Just five lots from the Gulf and tucked south of 30A in Blue Mountain Beach, 111 Sand Dunes Road offers a combination that is increasingly difficult to find along Scenic Highway 30A: exceptional proximity to the beach, Gulf views, a generous .26-acre homesite, a private pool and a separate carriage house - plus rental projections up to \$175K.

Designed to embrace its coastal setting, the home features expansive porches and outdoor access from every bedroom, creating a seamless connection to the Gulf breezes and relaxed rhythm of beach life. Gulf views add to the experience, while the third-floor gathering space provides an elevated retreat for taking in sunsets and offers flexibility for additional sleeping or guest space.

Outside, the generous .26-acre homesite allows for something rare to find this close to the beach - a spacious backyard centered around a 20' x 13' private heated pool, with plenty of room for lounging, entertaining and gathering after a day on the Gulf. Multiple porches extend the living spaces outdoors, offering additional places to enjoy Gulf breezes and the surrounding coastal setting.

Adding even more versatility is the separate carriage house above the one-car garage, complete with a bedroom, full bath and kitchen - ideal for guests, extended family or additional



rental accommodations. Located in the heart of Blue Mountain Beach with multiple beach accesses nearby, the property places the Gulf just steps away while offering the space, privacy and outdoor living that can be difficult to find this close to the shoreline. Whether enjoyed as a full-time residence, second home or investment property, 111 Sand Dunes Road brings together many of the features most sought after in a 30A beach home: a coveted south-of-30A location, Gulf views, a large homesite, substantial private pool, carriage house and exceptional proximity to the beach.

Built in 2002

Essential Information

MLS® #	1012625
Price	\$1,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,463
Acres	0.25
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	111 Sand Dunes Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Water, Septic Tank
Parking	Garage Detached, Garage
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Appliances	Dishwasher, Microwave, Refrigerator
Heating	Heat High Efficiency
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concr
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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