$2,450,000 - 112 Charming Way, Santa Rosa Beach

MLS® #998212

$2,450,000
5 Bedroom, 7.00 Bathroom, 4,451 sqft
Detached Single Family on 0.09 Acres

RESERVES IN SERENITY AT DUNE ALLEN, Santa Rosa Beach, FL

**OPEN HOUSE HELD TUES-SAT 10:00-4:00. PLEASE CHECK IN WITH AGENT IN MODEL HOME AT 8 CABA COVE* To-Be-Built 4-Story Luxury Home with PRIVATE POOL, ELEVATOR, and walk-out basement in Serenity at Dune Allen Reserves Introducing an exceptional opportunity to own a brand-new, four-story coastal retreat in the highly desirable Serenity at Dune Allen Reserves-a boutique community located across 30A from the Dune Allen Beach Access. This impressive home will offer over 4,400 square feet of well-designed living space and is packed with upscale features, including a private pool, elevator servicing all levels including the basement, and an abundance of flexible indoor and outdoor living areas. The basement level includes a spacious flex area, kitchen, full bathroom, and access to both a screened-in porch and the private pool, providing an ideal space for guests, entertaining, or recreation.

On the first floor, the open-concept layout features a gourmet kitchen with quartz countertops, high-end appliances, a dining area, and an expansive great room designed for gathering and relaxation. Also on this level is a king bedroom with en-suite bath, a half bathroom, and a covered front porch for enjoying the breeze.

The second floor includes three additional

king-sized bedrooms, each with its own en-suite bathroom, as well as a versatile loft space, perfect for a home office, media room, or play area.

The third floor is designed for maximum fun and flexibility, featuring a large bonus room with built-in bunks and a screened-in porch that captures gorgeous views of the surrounding area.

Luxury finishes will be found throughout the home, including LVP and tile flooring, quartz countertops, and custom tiled showers. Every bedroom is thoughtfully designed to accommodate a king bed, optimizing the home for rental appeal and guest comfort.

Residents of Serenity at Dune Allen enjoy access to a community pool and are just a short distance from the beach, dining, shopping, and everything 30A has to offer.

Whether you're looking for a primary residence, vacation home, or a high-income-producing rental property, this exceptional new construction home checks every box. Don't miss this rare opportunity to own a piece of paradise in one of 30A's most sought-after locations

Built in 2026

Essential Information

MLS® #	998212
Price	$2,450,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,451
Acres	0.09

Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	112 Charming Way
Area	17 - 30A West
Subdivision	RESERVES IN SERENITY AT DUNE ALLEN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Water, Electric, Gas - Natural, Public Sewer
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony, Pool - Gunite Concrt, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Storm Window(s)
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler

Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Keller Williams Realty Destin

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Listing information last updated on August 31st, 2026 at 11:07pm CDT