

\$9,397,000 - 112 E Lupin Beach Drive, Inlet Beach

MLS® #990108

\$9,397,000

4 Bedroom, 6.00 Bathroom, 3,667 sqft

Detached Single Family

Lupin Beach, Inlet Beach, FL

On the far eastern edge of Inlet Beach, where the emerald horizon meets the protected wilds of Camp Helen State Park and Lake Powell, Lot 19 at Lupin Beach emerges as a rare expression of coastal architecture—an address that balances serenity, design pedigree, and Gulf-front permanence. With 87 feet of private shoreline and placement on one of the community's widest homesites, the residence stands as a testament to refined craftsmanship and intentional living on Scenic 30A.

Envisioned by the acclaimed team at Historical Concepts and constructed with the enduring precision of Alys Beach Construction, the home unfolds across 3,667 square feet and four impeccably considered levels, all connected by elevator. Its architectural lines are clean and confident; its rooms curated with a palette that feels both rooted and ethereal. Wide-plank Madeline hardwood flooring, handcrafted Zellige tile, natural quartzite countertops, and touches of aged and satin brass shape an interior language that whispers luxury without excess.

The kitchen anchored by white-oak cabinetry, a 36" Wolf gas range, paneled Sub-Zero refrigeration, and a Special Walnut island reflects the elegance of a coastal atelier. The reverse-living design elevates the main gathering spaces toward panoramic views of the Gulf, revealing a terrace perfectly



positioned for the poetry of sunrise and the ritual of sunset.

Outside, the rhythm of coastal living takes center stage. The private plunge pool, summer kitchen, and alfresco dining terrace form an outdoor sanctuary where sea breezes, light, and sound become daily companions. A two-car garage, additional guest parking, and HOA-maintained landscaping transform the property into a truly effortless second home or a full-time residence designed for a life lived gracefully.

Within Lupin Beach, residents enjoy over 716 feet of private beach, five boardwalks, and direct access to protected natural treasures. From the private path, a few steps lead to Lake Powell, one of Florida's largest coastal dune lakes an extraordinary amenity for paddleboarding, kayaking, fishing, e-foiling, or quiet morning exploration. Next door, Camp Helen State Park offers miles of walking trails, a fishing pier, wildlife viewing, and community programming that honors the region's heritage.

Moments away, the polished villages of the 30A corridor Rosemary Beach, Alys Beach, Seacrest Beach, and the emerging enclave at Kaiya Beach Resort offer world-class dining, boutiques, galleries, and cultural events. Members enjoy proximity to premier clubs including Watersound Beach Club, the all-new Camp Creek amenities, and Wild Heron Golf Club, each offering pools, golf, pickleball, tennis, dining, marina access, and year-round recreation. With Northwest Florida Beaches International Airport just 15-20 minutes from the doorstep, direct access to major markets such as Atlanta, Dallas, New York, and Miami keeps travel effortless.

As a primary residence, the home's scale, garage space, and private outdoor living areas

deliver comfort and practicality. As a second home, it offers the simplicity of lock-and-leave ownership. And as an investment, the combination of new construction, Gulf-front positioning, private beach access, and rental-friendly status creates one of the strongest value propositions on eastern 30A. Lot 19 at Lupin Beach is not just a property it is a sanctuary at the meeting point of architecture, nature, and lifestyle. A rare and timeless offering on one of Inlet Beach's most coveted stretches of sand.

Built in 2025

Essential Information

MLS® #	990108
Price	\$9,397,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,667
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	112 E Lupin Beach Drive
Area	18 - 30A East
Subdivision	Lupin Beach
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
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Parking	Garage Door Opener, Garage
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Outdoor Kitchen
Lot Description	Covenants, Level, Restrictions, Within 1/2 Mile to Water
Roof	Metal
Construction	Block, Frame, Siding CmntFbrHrdBrd

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	Scenic Sotheby's International Realty
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