

\$3,999,999 - 113 Fort Panic Road, Santa Rosa Beach

MLS® #975231

\$3,999,999

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Detached Single Family on 0.45 Acres

SANTA ROSA DUNES, Santa Rosa Beach, FL

Perched on one of the largest Gulf-front parcels in Dune Allen, this extraordinary retreat is not only a rare beachfront estate but also an exceptional rental performer, already generating over \$210,000 in base rental income year-to-date for 2026. Boasting 100 feet of pristine shoreline and a front-row seat to Florida's most captivating sunsets, the home offers an unmatched combination of luxury, exclusivity, and investment potential. With floor-to-ceiling windows lining the western side, the home opens up to unbroken views down the beach to Sandestin, showcasing breathtaking coastline and Gulf vistas from nearly every angle. Inside, expansive windows frame the Gulf at every opportunity. Each of the four bedrooms offers unobstructed water views, while the primary suite features a private sitting area overlooking the coastline. The main floor offers generous living and dining areas, a thoughtfully arranged kitchen, guest suite, and multiple spots for lounging or entertaining -- all framed by sweeping vistas and the sound of the surf. Upstairs, the layout continues to impress with additional guest bedrooms and a spa-like master bath. Recently updated with all-new windows (2025), the home also features a private bonfire pit, 100 feet of deeded beach access, and a beach setup of four chairs and two umbrellas, provided seasonally. With no HOA or covenants and a strong rental history in place, this .45-acre property combines the



rarest elements: privacy, income potential,
and... an unbeatable beachfront location.
Located just moments from Gulf Place, Oyster
Lake, and the vibrant 30A corridor, this is more
than a home, it's a legacy coastal haven where
the sea, sky, and sand come together in
spectacular harmony. Reach out our way
today for your private viewing.

Built in 1996

Essential Information

MLS® #	975231
Price	\$3,999,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,296
Acres	0.45
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	113 Fort Panic Road
Area	17 - 30A West
Subdivision	SANTA ROSA DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf, Gulf/Pass, Shore - Beach, Shore - Natural, Waterfront

Water View	Gulf, Lake
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Interior

Interior Features	Breakfast Bar, Kitchen Island, Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower
Lot Description	Dead End, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding Vinyl

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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