

\$2,450,000 - 120 Charming Way, Santa Rosa Beach

MLS® #1011912

\$2,450,000

5 Bedroom, 11.00 Bathroom, 4,451 sqft

Detached Single Family on 0.09 Acres

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

****OPEN HOUSE HELD IN MODEL HOME AT
8 CABA COVE TUE-SAT 10:00-4:00****

To-Be-Built 4-Story Luxury Home with Private
Pool, Elevator & Walk-Out Basement in The
Reserves in Serenity at Dune Allen.

Introducing an exceptional opportunity to own
a brand-new, four-story coastal retreat in the
highly desirable Reserves in Serenity at Dune
Allen, a boutique community located across
30A from Dune Allen Beach Access. Offering
over 4,400 square feet of thoughtfully
designed living space, this impressive home
combines luxury coastal design with incredible
flexibility and includes a private heated pool,
elevator servicing all four levels, including the
basement, and multiple indoor and outdoor
living spaces.

Because this home is to be built, buyers have
the opportunity to make it their own by
selecting colors, finishes, kitchen and
bathroom design elements, and even
modifying or opening certain spaces to better
accommodate their lifestyle.

The walk-out basement level is designed for
entertaining and versatility, featuring a
spacious open flex area, secondary kitchen,
full bathroom, and dedicated storage room.

From this level, step directly outside to a
beautifully finished covered porch and your
private heated pool, creating an ideal outdoor
entertainment space.

The second level, which serves as the home's
main entrance, features an open-concept



layout with a large living room, spacious dining area, chef's kitchen, guest suite with private en-suite bathroom, laundry room, and half bath. On the third level, a loft with wet bar provides an additional gathering space. The primary suite features a walk-in closet and spa-inspired bathroom with a double vanity, garden tub, and separate custom-tiled frameless glass shower. Two additional bedrooms are also located on this level, each with its own private en-suite bathroom. The fourth level is designed for fun and relaxation, with a large bunk/game room, wet bar, and full bathroom featuring a double vanity and shower/tub combination. A large, covered balcony overlooks the private pool and preservation area behind the home, providing an impressive setting for enjoying the coastal surroundings. Located less than half a mile from public beach access and the popular Stinky's Fish Camp, with Topsail Hill Preserve State Park and additional 30A shopping and dining just a short distance away, this home offers an exceptional combination of location, luxury, and customization. Build a coastal retreat designed around the way you want to live--just moments from the beach in one of Dune Allen's most desirable communities.

Built in 2027

Essential Information

MLS® #	1011912
Price	\$2,450,000
Bedrooms	5
Bathrooms	11.00
Full Baths	6
Half Baths	5
Square Footage	4,451
Acres	0.09



Year Built	2027
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	120 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	Electric, Gas - Natural, Public Sewer, Public Water
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Interior

Appliances	Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Windows	Storm Window(s)
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Keller Williams Realty Destin
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