

\$2,145,000 - 124 Mountain Top Dune Drive, Santa Rosa Beach

MLS® #1010796

\$2,145,000

4 Bedroom, 3.00 Bathroom, 1,966 sqft
Detached Single Family on 0.23 Acres

ROLLIN DUNES PH 3, Santa Rosa Beach, FL

Beautiful turn key and well maintained home just 0.05 miles from the Blue Mountain public beach park. This home is special and designed for the discerning buyer who appreciates private outdoor living and a modern stylish interior. Completely renovated down to the studs in 2022, this home exemplifies a fresh contemporary, yet elegant lifestyle. Balancing warmth, sophistication, and comfort it's the ultimate 30A retreat. Offering four bedrooms to include: two primary suites, one on the first level, and the other on the main level with it's own private balcony overlooking the large private backyard and it's own private exterior shower! The bunkroom offers four queen beds sleeping eight comfortably. OUTDOOR LIVING is one of the property's dominant features, to include a large covered cabana with a grilling and prep area, a living & dining area w/ TV, a large heated pool with waterfall feature & sunbathing shelf, all enclosed by privacy fencing. The yard is large enough to add a future addition or accessory dwelling unit as well. Great income numbers even with family usage, (2024 did \$143K, & 2025 did \$101K) 2026 is currently over \$120K and still booking! This home was masterfully renovated by Graham Builders in 2022 with attention to detail. Offering luxury upgrades throughout to include: hardwood and custom tile flooring, plantation shutters, paneled wood ceiling in



the living room, true ship lap walls, custom louvered detail in multiple areas, upgraded stainless kitchen appliances with chef grade six burner gas range, custom cabinetry, Ecobee thermostats, and a Sonos music system. Additional items of interest include two primary suites, one on each floor, secondary entry storage, a large exterior storage (which possibly could be easily converted to a elevator if needed), two exterior showers, one to shower off near the pool and another one off the primary suite, private and enclosed by custom louvered wood work. This home sits on .23 landscaped acres with a irrigation system and a lawn pump. The large heated pool includes a sunbathing shelve and a lovely waterfall feature. The large custom cabana offers a large cooking and prep area with a gas grill, a dining bar, and a sitting area with a TV to catch the games, or entertain the kiddo's while you relax in the pool.

There is a additional covered patio off the back of the home, perfect for a few hammocks.

Lastly this home offers a large paver driveway with parking for four, plus two additional on street parking areas, plus a bike & golf cart parking area, with a golf cart charging receptacle.

This gorgeous home is offered in one of the most coveted neighborhoods of Rollin Dunes in desirable Blue Mountain Beach, and is just a ten minute stroll to the beach with public parking and restrooms. There are many restaurants, shops, and amenities within 5 minutes. You never have to get in your car if you choose.

****while all details are believed to be accurate, buyer to verify and perform any due diligence of importance ****

Built in 2002

Essential Information

MLS® #	1010796
Price	\$2,145,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,966
Acres	0.23
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	124 Mountain Top Dune Drive
Area	17 - 30A West
Subdivision	ROLLIN DUNES PH 3
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

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

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Owner's Closet, Walls Paneled, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Hurricane Shutters, Lawn Pump, Pool - Gunitite Concrct, Outdoor Shower, Sprinkler System, Outdoor Kitchen
-------------------	---

Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
----------------	--

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325

Listing information last updated on September 13th, 2026 at 5:52am CDT