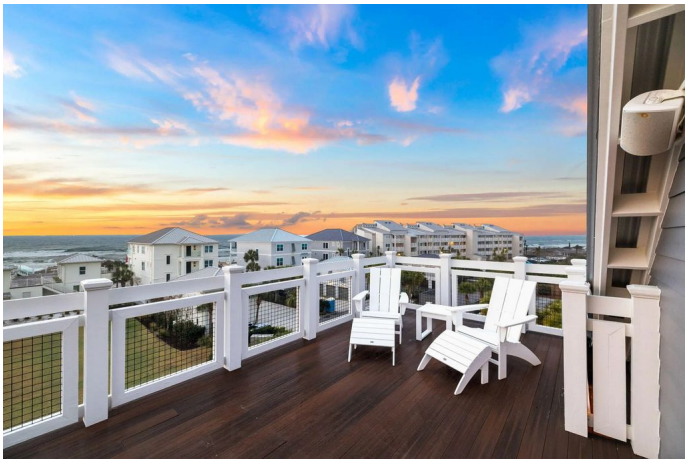
$4,975,000 - 138 Chivas Lane, Santa Rosa Beach

MLS® #1004007

$4,975,000
9 Bedroom, 9.00 Bathroom, 6,034 sqft
Detached Single Family on 0.51 Acres



WALK OVER DUNES, Santa Rosa Beach, FL

Perfectly positioned on a quiet cul-de-sac in the coveted Walk Over Dunes community, this extraordinary gulf-view beach retreat offers the ultimate combination of luxury, comfort, and investment potential. Spanning four stories, this impressive 9-bedroom, 8.5-bath residence comfortably accommodates up to 36 guests and is being offered fully furnished and rental-ready. Just steps from public beach access, the home is designed for unforgettable gatherings with expansive outdoor terraces on every level, an oversized heated pool with cascading water feature and spa, and a private pickle-ball court, all creating an exceptional coastal experience.

Thoughtfully designed for entertaining, the first floor features a spacious family room and an adjoining game room complete with a pool table, air hockey, and oversized sectional seating. Sliding glass doors open to a sprawling covered terrace with a summer kitchen, grilling area, outdoor dining space, and a large flatscreen TV overlooking the pool and spa. Two oversized bunk rooms on this level are designed to maximize guest accommodations, each featuring multiple custom bunks and private ensuite bathrooms with dual vanities. Each bunk-room bathroom also includes two separate showers, thoughtfully designed to comfortably accommodate large groups and streamline guest use after beach and pool days. The second floor serves as the heart of the home,

showcasing a generous open-concept living area with refinished flooring, shiplap ceilings, and abundant natural light. The gourmet kitchen is equipped with premium stainless steel appliances, double dishwashers, floor-to-ceiling cabinetry, and an expansive island, while the adjacent dining area easily accommodates large gatherings. Two beautifully appointed king suites with private ensuite baths complete this level.

The third floor offers additional guest accommodations, including a king suite with private bath, a guest bedroom connected via Jack-and-Jill bath to a bunk room, and an impressive primary suite featuring a private balcony, spa-inspired bathroom with soaking tub and walk-in shower, and stunning gulf views.

The top floor, you will find a spectacular retreat with a TV lounge, sitting area, and panoramic gulf views that provide the perfect backdrop for sunset entertaining.

Adding even more versatility, the separate carriage house offers a private guest escape complete with a king bedroom, full bath, living area with sleeper sofa, and fully equipped kitchen.

With ample parking, strong rental income potential, exceptional amenities, and an unbeatable location just moments from the sugar-white sands of the Gulf, this remarkable property presents a rare opportunity to own a premier coastal investment and family retreat.

All information is believed to be accurate but should be verified.

Built in 2018

Essential Information

MLS® #	1004007
Price	$4,975,000
Bedrooms	9
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	6,034
Acres	0.51
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	138 Chivas Lane
Area	18 - 30A East
Subdivision	WALK OVER DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage Detached, Guest, Other
# of Garages	2
View	Gulf, Lake
Water View	Gulf, Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Lock Out, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Washer
Heating	Central, Gas - Natural
Cooling	Central Air

# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Private Yard, Hot Tub, Outdoor Shower, Outdoor Kitchen
Lot Description	Cul-De-Sac, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Compass

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