

\$3,495,000 - 15 W Lupin Beach Drive, Inlet Beach

MLS® #990000

\$3,495,000

4 Bedroom, 6.00 Bathroom, 3,110 sqft

Detached Single Family

Lupin Beach, Inlet Beach, FL

Tucked within the intimate, architecturally curated enclave of Lupin Beach, Lot 10 introduces a rare opportunity to experience the peaceful side of Inlet Beach--where elegant design, quiet surroundings, and thoughtful craftsmanship come together just moments from the most celebrated destinations along Scenic 30A. Designed by the esteemed team at Historical Concepts, this boutique Gulf-front community offers a refreshing alternative to the more dense locations of Rosemary and Alys Beach, while delivering effortless access to both. Spanning 3,110 square feet across four refined levels, the home is composed with a calming, sanctuary-like sensibility. Soft, creamy tones, warm neutral textures, and elevated detailing define its interiors, creating an atmosphere that feels serene, airy, and deeply restorative. Natural light moves gracefully through each level, enhancing a layout that blends generous gathering spaces with private areas for reprieve.

The home's defining architectural moment is the expansive top floor terrace, a breezy elevated retreat designed for quiet mornings, glowing sunsets, and intimate evenings above the coast. Paired with a family room and wet bar, this level serves as a private oasis ideal for unwinding, entertaining, or simply savoring the rhythm of Gulf breezes.

Across its multiple floors, the residence offers extraordinary flexibility for full-time



homeowners, second-home seekers, and multigenerational families alike. Two main living areas provide separation and comfort, while four bedrooms plus a bunk room each supported by full or half baths ensure ample accommodation for guests. An elevator serving all levels enhances accessibility and ease, making daily living both convenient and intuitive.

The ground floor is purpose-built for coastal life, featuring a covered outdoor living area, changing room, shower, and an oversized two-car garage, an ideal transition from beach days to home. Upper levels reveal refined living and dining spaces, a tranquil primary suite with private sitting area and terrace access, additional ensuite bedrooms, and thoughtful storage throughout.

Lot 10 also enjoys one of the most enviable locations along the eastern edge of 30A. Steps away, Lake Powell, one of Florida's most iconic coastal dune lakes, invites paddleboarding, kayaking, and quiet exploration. Immediately to the east, Camp Helen State Park offers preserved natural beauty, hiking trails, a fishing pier, and abundant wildlife. And within a short walk or bike ride, the world-class dining, boutiques, and cultural experiences of Rosemary Beach, Alys Beach, Seacrest, and Kaiya Beach Resort await.

For recreation and club amenities, owners benefit from close proximity to Watersound Beach Club, the expansive new Camp Creek amenities, and Wild Heron Golf Club each offering resort-style pools, golf, tennis, pickleball, fitness facilities, and multiple dining venues. Travel is effortless with Northwest Florida Beaches International Airport just 15-20 minutes away, providing direct connections to major Southeastern and

national markets.

Balancing privacy with proximity, design with livability, and calmness with coastal vibrancy, Lot 10 at Lupin Beach stands as a rare sanctuary on the eastern edge of 30A crafted with intention, shaped by architectural pedigree, and ready to welcome its first owner into a life of peaceful, boutique coastal living.

Built in 2026

Essential Information

MLS® #	990000
Price	\$3,495,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,110
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	15 W Lupin Beach Drive
Area	18 - 30A East
Subdivision	Lupin Beach
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2

View	Gulf
Water View	Gulf

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Shelving, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Separate Living Area, Outdoor Kitchen
Lot Description	Covenants, 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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Listing information last updated on September 5th, 2026 at 7:07am CDT