

\$7,775,000 - 151 E St Lucia, Santa Rosa Beach

MLS® #1009182

\$7,775,000

6 Bedroom, 9.00 Bathroom, 5,020 sqft

Detached Single Family

RETREAT THE, Santa Rosa Beach, FL

Introducing an extraordinary new-construction opportunity in The Retreat, one of 30A's most private and exclusive gated beachfront communities. Designed by acclaimed architect Tim McNamara and Alan I Scott Construction. This exceptional coastal residence will encompass approximately 9,536 square feet under roof, including 5,020 square feet of heated and cooled living space, with expansive Gulf views from the oversized second- and third-floor porches.

A dramatic drive-through motor courtyard creates an unforgettable arrival and is flanked by a two-car garage on one side and a separate one-car garage on the other. The first level also features a private guest suite and an oversized beach room with space for paddleboards, kayaks, bicycles, chairs and other coastal essentials, along with a convenient half bath and outdoor shower.

Just below the main level, the resort-inspired outdoor living area is designed for year-round entertaining. Highlights include a spa-style private pool, expansive paver deck, covered outdoor living area, summer kitchen, pool bath and shower.

The second floor serves as the heart of the home, offering an oversized living and dining area with a fireplace, wine closet, large scullery, and seamless access to a spacious rear terrace overlooking the pool. The gourmet



kitchen will feature Thermador appliances, a large statement island, and coffee bar. This level also includes one of two luxurious primary suites, complete with a fireplace, separate closets, and spa-like bath. The third floor features a second primary suite with vaulted ceilings, fireplace and expansive Gulf views, along with two additional bedrooms, a dedicated bunk room, study, laundry room and multiple bathrooms. In total, the residence offers five bedrooms plus a bunk room, multiple gathering spaces and exceptional privacy for owners and guests. An elevator provides convenient access to every level.

Timeless coastal architecture is expressed through classic Hardie board siding, a concrete stucco first level, standing-seam metal roofing, decorative shutters, oversized windows, expansive porches and graceful balconies. Residents of The Retreat also enjoy exceptional resort-style amenities, including a spectacular community pool overlooking more than 3,000 feet of private beachfront.

This is a rare opportunity to own a thoughtfully designed architectural statement offering Gulf views, exceptional indoor-outdoor living and refined coastal luxury in one of the most coveted communities along Scenic Highway 30A.

Built in 2026

Essential Information

MLS® #	1009182
Price	\$7,775,000
Bedrooms	6
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,020

Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	151 E St Lucia
Area	17 - 30A West
Subdivision	RETREAT THE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Private Well, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Oversized, Garage
# of Garages	3
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Wallpaper, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Hurricane Shutters, Lawn Pump, Pool - Gunite Concrtr, Outdoor Shower, Sprinkler System, Rain Gutters
Lot Description	Cul-De-Sac, Irregular Lot

Roof	Metal
Construction	Concrete, Siding CmntFbrHrdBrd
Foundation	Slab

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	Pinnacle Beach Properties
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