

# \$4,990,000 - 155 S Heritage Dunes Lane, Santa Rosa Beach

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MLS® #1010171

**\$4,990,000**

5 Bedroom, 7.00 Bathroom, 4,244 sqft  
Detached Single Family on 0.13 Acres

HERITAGE DUNES, Santa Rosa Beach, FL

Set within Heritage Dunes, one of Seagrove Beach's most coveted gated, non-rental communities south of Scenic Highway 30A, this newly constructed residence offers something increasingly difficult to find along the coast...Privacy, Gulf views, deeded beach access, and the ease of a distinctly residential setting just moments from the best of 30A. Spanning 4,244 square feet, the home reflects a thoughtful approach to coastal architecture, with detailed trim work, custom cabinetry, warm woodwork, and an intentional use of windows to draw natural light and Gulf views throughout the interiors. The design keeps the coast present from room to room. The kitchen is a defining feature of the home. A substantial island anchors the space, surrounded by thoughtfully integrated cabinetry and a distinctive run of windows beneath the upper cabinets allowing the Gulf to remain in view while cooking, gathering, or entertaining. The adjoining living spaces are open without sacrificing character, complemented by gas fireplaces and generous balconies that extend everyday living outdoors.

Five well-proportioned bedrooms and five full baths provide comfortable separation for family and guests, while an elevator connects each level with ease. Above, a private lookout tower offers a quiet retreat of its own, equally suited to morning coffee overlooking the coast or a



glass of wine as the evening settles over. Surrounded by the natural beauty of the coast and just steps from the emerald waters of the Gulf, Heritage Dunes offers a level of privacy that feels increasingly rare along 30A. The gated, non-rental setting preserves a quieter residential atmosphere, creating a sense of retreat without sacrificing proximity to the places that make this stretch of the coast so sought after.

For the buyer seeking more than proximity to the beach, this is a distinctive opportunity: New construction, Gulf views, deeded beach access, and the privacy of a gated, non-rental enclave all south of 30A.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1010171                |
| Price          | \$4,990,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 7.00                   |
| Full Baths     | 7                      |
| Square Footage | 4,244                  |
| Acres          | 0.13                   |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 155 S Heritage Dunes Lane |
| Area        | 18 - 30A East             |
| Subdivision | HERITAGE DUNES            |
| City        | Santa Rosa Beach          |
| County      | Walton                    |
| State       | FL                        |
| Zip Code    | 32459                     |

## Amenities

|              |                                                    |
|--------------|----------------------------------------------------|
| Utilities    | Public Sewer, Public Water, TV Cable, Tap Fee Paid |
| Parking      | Garage                                             |
| # of Garages | 2                                                  |
| View         | Gulf, Lake                                         |
| Water View   | Gulf, Lake                                         |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Elevator              |
| Appliances        | Cooktop, Dishwasher, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Electric Water Heater |
| Heating           | Natural Gas                                                                                                          |
| Cooling           | Ceiling Fan(s)                                                                                                       |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                                                               |
| # of Stories      | 3                                                                                                                    |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Outdoor Shower, Sprinkler System                                  |
| Lot Description   | Cul-De-Sac, Within 1/2 Mile to Water                              |
| Windows           | Double Pane Windows                                               |
| Roof              | Metal                                                             |
| Construction      | Block, Concrete, Frame, Stucco, Wood Siding, Siding CmntFbrHrdBrd |

## School Information

|            |              |
|------------|--------------|
| Elementary | Dune Lakes   |
| Middle     | Seaside      |
| High       | South Walton |

## Additional Information

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

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Douglas Elliman |
|----------------|-----------------|

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