

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

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
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Listing Details

Listing Office	Douglas Elliman
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