

\$2,900,000 - 17 Dulce Lane, Inlet Beach

MLS® #1008024

\$2,900,000

5 Bedroom, 6.00 Bathroom, 3,361 sqft

Detached Single Family on 0.32 Acres

INLET BEACH, Inlet Beach, FL

MAJOR PRICE IMPROVEMENT! A rare waterfront retreat on the shores of Lake Powell, 17 Dulce Lane offers an exceptional coastal lifestyle with no HOA, just minutes from Rosemary Beach and Scenic Highway 30A. This beautifully updated property features a four-bedroom, four-and-a-half-bath main residence, a one-bedroom, one-bath carriage house, a private saltwater pool, and an expanded private dock with an upgraded boat lift. Offering exceptional value, the home is listed \$550,000 below its November 2025 appraised value of \$3,750,000. From the backyard, travel by boat, kayak, or paddleboard across Lake Powell to the beach. When the coastal dune lake's outfall naturally opens, boaters can also enjoy access to the Gulf.

Extensive custom upgrades have transformed the light-filled interiors, blending refined craftsmanship with relaxed coastal character. Shiplap walls, warm hardwood floors, and reclaimed Louisiana sinker cypress create a rich sense of warmth and authenticity throughout the home. The cypress was used to craft the fireplace mantels, ceiling beams, ceiling above the staircase, and dramatic vaulted ceiling in the primary bedroom. New designer lighting and chandeliers add another distinctive layer, including an antique French dining room chandelier dating to the late 1800s. Custom window shades have also been installed throughout.



The completely updated kitchen is a true showpiece, featuring new upper and lower cabinetry, high-end backsplash tile, updated plumbing fixtures, a waterfall-edge island and premium appliances. At its center is a handcrafted La Cornue range from France, complemented by a new Fulgor Milano refrigerator and freezer. A beautifully appointed wet bar and coffee area provides additional space for entertaining.

A custom wine cellar constructed entirely from reclaimed Louisiana sinker cypress offers an unforgettable place to display and enjoy a collection, while a built-in humidifier adds another unique luxury feature.

The open living and dining areas flow seamlessly to a spacious screened porch and resort-style outdoor living area. The private saltwater pool is surrounded by Oyster White coral-stone decking, custom landscaping, mature citrus trees, Florida native seashell-stone accent boulders, and artificial turf throughout the property. Automated irrigation and landscape lighting with brass fixtures enhance the grounds while simplifying upkeep.

Designed for effortless year-round enjoyment, the pool features a smartphone-controlled Jandy automation system, a variable-speed pump, and a 400,000-BTU natural gas heater capable of heating the entire pool. Multiple automated smokeless fire features create an unforgettable evening setting, including a fire burner on the rear patio, two poolside fire-and-waterfall bowls, and a four-foot round fire bowl with a dedicated seating area overlooking the lake.

Beyond the pool, a pathway leads directly to Lake Powell and the expanded dock with its

upgraded boat lift, making it easy to enjoy boating, fishing, kayaking, and paddleboarding. A custom powder-coated aluminum and stainless-steel walk-through gate provides access to the backyard. A whole-property generator offers additional comfort and peace of mind.

The first-floor guest bedroom includes a private bath with a walk-in shower and could also serve as a home office. Upstairs, the spacious primary suite features a dramatic sinker cypress ceiling, a custom-outfitted walk-in closet, and a private covered porch overlooking the backyard. The renovated primary bathroom showcases Italian marble tile, updated cabinetry, new plumbing fixtures, dual vanities, a freestanding soaking tub, and a walk-in shower. A secondary living room with a gas fireplace, two additional guest bedrooms, and two full bathrooms complete the second level.

Above the detached two-car garage, the private carriage house offers vaulted ceilings, a full kitchen, a separate bedroom, and a spacious ensuite. This flexible property is equally well suited as a primary residence, second home, or income-producing investment. Short-term rentals are allowed, providing the option to rent the entire property or occupy the main residence while renting the carriage house separately.

Additional improvements include upgraded tile in the downstairs powder room, updated lighting and plumbing fixtures, and a whole-home water-softening system.

Bordering the natural beauty of Camp Helen State Park, this extraordinary home feels peaceful and private while remaining convenient to the beaches, dining, shopping, and entertainment of Inlet Beach, Rosemary

Beach, and 30A. With no HOA, flexible rental opportunities, exceptional craftsmanship, resort-style outdoor spaces, and direct access to Lake Powell, 17 Dulce Lane presents a truly distinctive waterfront opportunity.

The open living and dining areas flow seamlessly to a spacious screened porch and an extraordinary resort-style outdoor living area. The private saltwater pool is surrounded by Oyster White Coral Stone decking, all-new custom landscaping, mature citrus trees, Florida native seashell-stone accent boulders, and artificial turf throughout for a lush, low-maintenance setting. An automated irrigation system and landscape-lighting system with premium brass fixtures enhance the property's beauty and ease of ownership.

The pool is equipped with a smartphone-controlled Jandy automation system, a three-horsepower variable-speed pump, and a 400,000-BTU natural gas heater capable of heating the entire pool to 104 degrees. Smartphone-controlled smokeless fire features create a memorable setting for outdoor entertaining, including a fire burner on the rear patio, two poolside fire-and-waterfall bowls, and a large four-foot round fire bowl with a dedicated seating area near the lake.

Beyond the pool, a pathway leads directly to Lake Powell and the expanded dock with its upgraded boat lift, making it easy to enjoy boating, fishing, kayaking, and paddleboarding. A custom walk-through side gate constructed from powder-coated aluminum and stainless steel provides direct access to the backyard. A whole-property generator designed to power the main residence, carriage house, and exterior areas offers additional comfort and peace of mind. Offered fully furnished with a minor exclusions.

Built in 2021

Essential Information

MLS® #	1008024
Price	\$2,900,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,361
Acres	0.32
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	17 Dulce Lane
Area	18 - 30A East
Subdivision	INLET BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Coastal Dune Lakes
Water View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Fireplace 2+, In-Law Floorplan, Kitchen Island,
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	Pantry, Wallpaper, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Dock, Private Yard
Lot Description	Dead End, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

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	Berkshire Hathaway HomeServices
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