

\$7,175,000 - 215 Dogwood Street, Santa Rosa Beach

MLS® #1001430

\$7,175,000

6 Bedroom, 8.00 Bathroom, 5,644 sqft

Detached Single Family on 0.26 Acres

SEAGROVE 5TH ADDN, Santa Rosa Beach, FL

Quietly set behind custom fencing and curated landscaping, this home reveals itself through materials, proportion, and restraint rather than excess. Approached through a gated entry and landscaped courtyard, the residence establishes a sense of privacy and intention from the outset. A cobblestone drive, olive trees, and the sound of a fountain set a quieter tone, more retreat than residence.

Conceived not as a speculative project but as a home built to endure, Dogwood draws on European architectural tradition rather than the expected coastal vernacular. Every decision, from material selection to proportion, reflects a commitment to timeless design and craftsmanship that becomes more meaningful with age. The home sits within walking distance to the Gulf, with no HOA. Inside, the materials do the work. Reclaimed French limestone underfoot, hand-finished plaster walls, and antique beams create a sense of permanence that is difficult to replicate. The main living spaces unfold gradually, not all at once, designed to feel discovered rather than exposed.

The interior sequence continues with a measured progression through the home's primary living areas. Ceiling heights shift subtly, creating variation without disrupting continuity, while sightlines are maintained to preserve openness. Natural light is controlled rather than maximized: filtered, directional, and consistent throughout the day. Circulation is



intuitive, allowing movement from one space to the next without interruption or excess.

The kitchen and adjacent living areas read as a single environment. Surfaces remain understated, emphasizing texture over contrast, while Sub-Zero and Wolf appliances are integrated without drawing attention. A fully equipped butler's pantry supports the space, keeping the primary kitchen functional and visually calm during entertaining.

The central living area opens fully to the outdoors through expansive glass doors, dissolving the boundary between interior and exterior. Openings are wide but deliberate, reinforcing connection without excess. What follows is a sequence of spaces built for use: covered seating, a summer kitchen, and a pool and spa environment that functions as a true extension of the home. It's designed for long afternoons and evenings that don't require leaving the property.

The primary suite is positioned for privacy and separation from the main living areas, functioning as a true retreat within the home. The bedroom itself is restrained in scale and detail, allowing proportion, light, and material to define the experience rather than decoration. The primary bath follows this same approach, quietly executed, consistent in material, and designed to support daily use without drawing attention.

A dedicated office is positioned with intention, quietly removed yet integrated into the overall flow. It functions as a true workspace, with appropriate scale, light, and privacy for extended use.

Private spaces are intentionally separated. Guest suites and bunk-style accommodations allow for scale when needed, while maintaining comfort and privacy. An upstairs living area with a full bar creates a secondary gathering space, ideal for guests or extended stays.

Throughout, the house balances refinement

with practicality: multiple laundry areas, integrated storage, a light-filled bonus space suited to a gym, wellness retreat, or media room, and a glass-enclosed, temperature-controlled wine room that adds a further layer of quiet luxury. The result is a home designed to be lived in for a lifetime, not simply passed through: durable, private, and intentionally built for the way a true forever home is experienced.

Built in 2025

Essential Information

MLS® #	1001430
Price	\$7,175,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	5,644
Acres	0.26
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	215 Dogwood Street
Area	18 - 30A East
Subdivision	SEAGROVE 5TH ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Beamed Ceilings, Fireplace 2+, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Range Hood, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Outdoor Shower, Separate Living Area
Lot Description	Irregular Lot, Level, Survey Available, Within 1/2 Mile to Water
Roof	Slate
Construction	Brick

School Information

Elementary	Dune Lakes
Middle	Seaside
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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