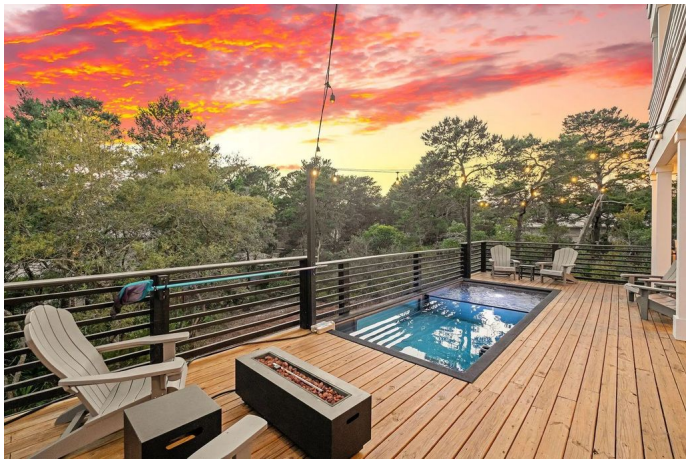
$2,850,000 - 221 Hillcrest Road, Santa Rosa Beach

MLS® #994954

$2,850,000
8 Bedroom, 8.00 Bathroom, 4,536 sqft
Detached Single Family



DUNE ALLEN 2ND ADDN, Santa Rosa Beach, FL

This is a very strong rental home that has $293,748 on the books as of June 29th for the year 2026. The property generated $244,751 in gross rental revenue in 2025. Also there is 91k already on the books for next year (2027)

Welcome to The Dune Retreat, an 8-bedroom, 8-bathroom coastal home on an elevated lot on Hillcrest Road, offering Gulf views, private resort-style amenities, and a layout well-suited for both personal use and short-term rental income. The home is a short walk to the beach via a pedestrian bridge over Oyster Lake, leading to a low-traffic access point with parking and rinse stations Thoughtfully designed with both full-time living and rental potential in mind, the home features an open-concept floor plan with soaring ceilings, designer lighting, and a chef's kitchen equipped with dual full-size refrigerators, quartz countertops, custom cabinetry, and a custom wood-wrapped vent hood. The spacious dining area comfortably seats ten and is complemented by additional seating at the island, creating an ideal space for entertaining. The living room is warm and inviting, centered around a large sectional and a refined blend of coastal and modern finishes.

Each of the eight bedrooms offers privacy and comfort, with king-sized accommodations and beautifully appointed ensuite bathrooms featuring distinctive tile selections, gold

fixtures, and walk-in showers. A thoughtfully designed bunk room includes built-in beds with individual lighting and storage, making it a perfect retreat for younger guests. Two expansive primary suites provide a true escape, complete with soaking tubs, dual vanities, and private balconies overlooking the Gulf and pool. An additional full bath serves the main living level.

Outdoor living is at the heart of the property, with multiple covered balconies designed for relaxation. The private ModPools container pool and spa feature a clear side viewing window and a removable divider for customizable heating. The pool deck offers ample space for lounging and gathering, along with a fire pit, outdoor dining area, built-in gas grill, and outdoor shower.

The rooftop deck serves as the crown jewel of the home, offering panoramic Gulf views and a private setting for sunset gatherings or morning coffee. Entertainment continues indoors with a dedicated game room featuring a full-size pool table, arcade games, and skee-ball, as well as a private theater room with reclining seating, projector screen, and wet bar.

Additional features include smart home capabilities throughout, two full washer and dryer sets, secure owner storage, generous parking for eight or more vehicles, a dedicated golf cart outlet, and a Tesla wall charger. Fully furnished and rental ready, The Dune Retreat delivers a rare combination of elevated design, strong income potential, and the relaxed sophistication that defines 30A living.

Built in 2024

Essential Information

MLS® #	994954
Price	$2,850,000
Bedrooms	8
Bathrooms	8.00
Full Baths	8
Square Footage	4,536
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	221 Hillcrest Road
Area	17 - 30A West
Subdivision	DUNE ALLEN 2ND ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
View	Gulf, Lake
Water View	Gulf, Lake
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Hot Tub
Lot Description	Within 1/2 Mile to Water

Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty

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