

# \$6,495,000 - 288 Blue Mountain Rd, SANTA ROSA BEACH

MLS® #972688

## \$6,495,000

5 Bedroom, 7.00 Bathroom, 4,267 sqft  
Detached Single Family on 0.22 Acres

BLUE MOUNTAIN BEACH, SANTA ROSA BEACH, FL

Positioned on 64' of private beach access and perched at over 30' above sea level among a rare stretch of 30A coastline within a non-rental, gated enclave, this Gulf-front home captures the essence of laid-back luxury in Blue Mountain Beach. Designed by the celebrated team at Urban Grace Interiors and built by Davis Dunn, the home reflects an unwavering attention to detail, where timeless materials and thoughtful craftsmanship create a residence that feels both refined and welcoming. Set across three spacious levels, the home offers five bedroom suites each with its own private bath and sweeping Gulf-views. On the first floor, a beautifully appointed primary suite opens to a covered terrace overlooking the dunes, offering a peaceful escape just steps from the beach. The third floor is dedicated entirely to a second, expansive primary suite, designed with privacy and scale in mind. Vaulted ceilings, panoramic water views, and a spa-like bath make it a true retreat.

At the heart of the home, the second floor features an open-concept kitchen, living, and dining area framed by floor-to-ceiling windows and Gulf vistas. Designed for effortless entertaining or quiet evenings at home, this central gathering space flows seamlessly onto a covered outdoor terrace equipped with a louvered privacy screen and built-in grilling station. A cozy media den, guest suite, and powder bath round out the floor, providing



comfort and flexibility for guests.

Every detail of this home has been carefully considered from the custom millwork and designer lighting to the cohesive palette that nods to the surrounding landscape. The result is a home that feels elevated yet relaxed, where Gulf views are the backdrop to everyday living.

A private boardwalk with built-in seating offers direct access to the white-sand beach below, shared only with three other homes in this exclusive, rental-restricted community. Here, serenity meets convenience a rare combination along 30A.

Beyond the home itself, the location is one of the most desirable on the Emerald Coast. Blue Mountain Beach is known for its natural beauty, uncrowded shoreline, and a strong sense of community. Just a short stroll from the property, you'll find beloved local spots like Blue Mountain Creamery, Red Fish Taco, For the Health of It, and other caf  s, boutiques, and restaurants that give this neighborhood its charm. The nearby bike path offers a scenic ride to Grayton Beach, Seaside, and beyond making it easy to explore everything 30A has to offer.

Whether you're seeking a full-time residence or a generational retreat, this Gulf-front home represents an exceptional opportunity to own along one of the most coveted stretches of the Florida coast where architectural integrity, natural beauty, and an easygoing lifestyle come together seamlessly.

Built in 2004

## **Essential Information**

MLS® # 972688

Price	\$6,495,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,267
Acres	0.22
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	288 Blue Mountain Rd
Area	30A West
Subdivision	BLUE MOUNTAIN BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Deed Access, Fishing, Gated Community, Waterfront, No Rental, No Short Term Rental
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Pool	Community, Private

### **Interior**

Interior Features	Built-In Bookcases, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Ceiling Crwn Molding, Fireplace, Floor Marble, Wallpaper
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Ice Machine, Security System

Heating	Heat: Central Electric, Heat: Two Or More
Cooling	A/C: Two Or More, A/C: Central Electric, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas, Fireplace
# of Stories	3

### **Exterior**

Exterior	Concrete, Frame, Roof Metal, Foundation On Pilings
Exterior Features	Balcony, Columns, Fenced Lot-Part, Patio Covered, Shower, Sprinkler System, Deck Covered, Separate Living Area
Lot Description	Within 1/2 Mile Of Water, Bulkhead/Seawall, Covenants, Dead End
Roof	Roof Metal, Foundation On Pilings
Construction	Frame
Foundation	Foundation On Pilings

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	3000.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Compass
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