

# \$6,195,000 - 32 W Lupin Beach Drive, Inlet Beach

MLS® #1001113

## \$6,195,000

3 Bedroom, 5.00 Bathroom, 2,296 sqft  
Detached Single Family on 0.20 Acres

Lupin Beach, Inlet Beach, FL

Located within the intimate, architecturally curated enclave of Lupin Beach in Inlet Beach, Lot 3 offers a rare blend of new Gulf-front construction, refined coastal design, and exceptional value along the coveted eastern end of Scenic 30A. Positioned as the second-most western Gulf-front residence in this boutique community, the home delivers a highly desirable layout that lives comfortably while maximizing Gulf orientation and natural light.

This three-bedroom, three-and-two-half-bath residence spans 2,300 square feet, introduced by a calming neutral exterior palette that embodies timeless coastal elegance. Inside, gold and brass-toned fixtures, premium appliances, and elevated material selections shape an atmosphere of warm sophistication. The thoughtful floor plan balances openness with functionality, creating an effortless flow through beautifully composed interior spaces.

Outdoor living is expressed through a series of architectural moments that celebrate the Gulf's presence. The top-floor covered balcony provides generous seating space, steady breezes, and an intimate vantage point over the water--ideal for morning rituals or evening unwinding. Additional Juliette balconies on the southern and western elevations welcome abundant natural light and capture charming view corridors toward the shoreline and sunset.



Adjacent to the two-car garage, a covered transitional space features a built-in kitchenette designed for practical everyday use--perfect for preparing refreshments, or supporting coastal living with ease--without serving as a full summer kitchen.

Beyond the residence, the home's location on the eastern edge of Inlet Beach offers unmatched access to both protected natural beauty and the celebrated destinations of the 30A corridor. Steps away, Lake Powell, one of Florida's largest coastal dune lakes, provides opportunities for paddle boarding, kayaking, fishing, and serene exploration. Immediately to the east, Camp Helen State Park offers hiking trails, a fishing pier, wildlife viewing, and seasonal community programming within a preserved natural setting.

Within minutes, owners can enjoy the world-class boutiques, dining, and cultural events of Rosemary Beach, Alys Beach, Seacrest Beach, and the emerging offerings at Kaiya Beach Resort. Premier club and recreation options are also close by, including Watersound Beach Club, the expansive new amenities at Camp Creek, and Wild Heron Golf Club with its marina, restaurant, fitness facilities, and outdoor activities.

Travel convenience is another hallmark of this location, with Northwest Florida Beaches International Airport (ECP) just 15-20 minutes away, offering direct flights to major markets such as Atlanta, Dallas, Nashville, Charlotte, Miami, and New York.

Now fully completed and ready for immediate occupancy, Lot 3 stands as one of the most compelling Gulf-front opportunities on eastern 30A--blending thoughtful design, intimate community living, and the rare privacy that

defines Lupin Beach.

Built in 2025

### Essential Information

MLS® #	1001113
Price	\$6,195,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,296
Acres	0.20
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	32 W Lupin Beach Drive
Area	18 - 30A East
Subdivision	Lupin Beach
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

### Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Shelving, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

## **Exterior**

Exterior Features	Balcony
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Construction	Block, Frame, Siding CmntFbrHrdBrd

## **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	Scenic Sotheby's International Realty
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Listing information last updated on June 12th, 2026 at 3:08pm CDT