

# \$2,490,000 - 399 Allen Loop Drive, Santa Rosa Beach

MLS® #1002211

**\$2,490,000**

Bedroom, Bathroom,  
Unimproved Land on 1.38 Acres

DUNE ALLEN, Santa Rosa Beach, FL

Welcome to Oyster Lake Estate! 399 Allen Loop Dr encompasses 1.38 acres on one of the world's rare coastal dune lakes. This estate offers a level of privacy and space unrivaled on the lake. With water views, sunset-facing exposure, a 6-minute walk to the beach and exceptional parking capacity, this is a 30A opportunity unlikely to be replicated. Originally built in 1994 and updated over time, the residence offers over 3,000 square feet with 5 bedrooms and 4 full bathrooms, along with a versatile bonus room ideal for a game room, media space or additional living area. The layout is both comfortable and functional, ready to enjoy as-is or tailor to your vision. Perfectly positioned to embrace its surroundings, the home captures expansive views across Oyster Lake with the Gulf shimmering beyond, setting the stage for stunning sunsets each evening. Whether relaxing on the deck or in the heated, saltwater pool overlooking the lake, the setting feels immersive and serene. Inside, the primary suite, kitchen, living, and dining areas are all thoughtfully oriented to the water, creating a seamless connection between indoor and outdoor living.

What further distinguishes this property is how effortlessly it blends lifestyle and functionality. A private dock on Oyster Lake invites easy days on the water, from paddleboarding at sunrise to kayaking at sunset. The residence itself sits high and dry in Flood Zone X, while the 1.38-acre homesite provides a level of



privacy rarely found along 30A. A 3-car garage, parking for 11+ additional vehicles, and an RV pad with electric, water, and sewer hookups offer exceptional flexibility. Just a 6-minute walk to the beach, this home allows you to enjoy the 30A lifestyle without the hassle of public parking. Spend the morning on the sand, return home for lunch, and head back with ease. With three convenient access points to Highway 98, you'll also benefit from smooth connectivity without the typical traffic challenges. The views are protected, the setting is peaceful, and the combination of acreage, waterfront, and proximity to the Gulf is truly exceptional.

**Essential Information**

|          |                 |
|----------|-----------------|
| MLS® #   | 1002211         |
| Price    | \$2,490,000     |
| Acres    | 1.38            |
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 399 Allen Loop Drive |
| Area        | 17 - 30A West        |
| Subdivision | DUNE ALLEN           |
| City        | Santa Rosa Beach     |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32459                |

**Amenities**

|               |                                                     |
|---------------|-----------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water |
| View          | Gulf, Lake                                          |
| Is Waterfront | Yes                                                 |
| Waterfront    | Coastal Dune Lakes                                  |

|            |            |
|------------|------------|
| Water View | Gulf, Lake |
|------------|------------|

## Exterior

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Lot Description | Flood Insurance Req, Irregular Lot, Wetlands, Within 1/2 Mile to Water, RV Lot |
| Roof            | Shingle                                                                        |
| Construction    | Concrete, Stucco                                                               |

## School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                                                   |
|----------------|---------------------------------------------------|
| Listing Office | Christies International Real Estate Emerald Coast |
|----------------|---------------------------------------------------|

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