

# \$7,250,000 - 43 Fort Panic Road, Santa Rosa Beach

MLS® #1009344

**\$7,250,000**

6 Bedroom, 5.00 Bathroom, 4,860 sqft

Detached Single Family on 0.41 Acres

Santa Rosa Dunes, Santa Rosa Beach, FL

A rare offering on one of 30A's most coveted streets, 43 Fort Panic presents 78 feet of private Gulf frontage with panoramic views of the Gulf of Mexico and Allen Lake, one of South Walton's treasured coastal dune lakes. Set on nearly half an acre in the quiet enclave of Dune Allen Beach, this exceptional property offers direct private beach access, remarkable privacy, and uninterrupted water views from nearly every room.

Extensively renovated with nearly \$1,100,000 in improvements, the 4,860-square-foot residence blends timeless coastal architecture with exceptional craftsmanship and thoughtful modern updates. Recent enhancements include impact-rated windows and doors, a metal roof, fresh stucco exterior, upgraded HVAC systems, spray foam insulation, designer finishes, new flooring, and beautifully reimagined interiors. In 2026, the home was freshly painted inside and out and professionally redesigned with curated furnishings and décor, all of which convey with the sale. Designed for entertaining and multigenerational living, the home features six bedrooms, five full bathrooms, two full kitchens appointed with Wolf and Sub-Zero appliances, custom cabinetry, stone countertops, two laundry areas, a game room with wet bar, a wine bar with Perlick refrigerator, and a third-floor sitting room. Anchoring the main living area is a spectacular floor-to-ceiling bookmatched coral stone feature wall with a



honed finish, an integrated linear fireplace, and custom entertainment center, creating a dramatic architectural centerpiece that is both timeless and distinctly coastal.

Expansive covered and open-air porches span the Gulf-facing elevation, offering multiple spaces for dining, lounging, and entertaining more than 20 guests while overlooking the sugar-white sand and emerald waters of the Gulf. A four-car garage provides abundant storage for vehicles, paddleboards, bicycles, and beach equipment, with additional flex space for recreation.

Whether envisioned as a primary residence, luxury vacation retreat, or premier investment property with projected gross rental income exceeding \$300,000 annually, 43 Fort Panic offers an extraordinary opportunity to own one of the most distinctive Gulf-front homes along Scenic Highway 30A.

Built in 1982

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1009344                |
| Price          | \$7,250,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 4,860                  |
| Acres          | 0.41                   |
| Year Built     | 1982                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 43 Fort Panic Road |
|---------|--------------------|

|             |                  |
|-------------|------------------|
| Area        | 17 - 30A West    |
| Subdivision | Santa Rosa Dunes |
| City        | Santa Rosa Beach |
| County      | Walton           |
| State       | FL               |
| Zip Code    | 32459            |

### **Amenities**

|               |                                                     |
|---------------|-----------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water |
| Parking       | Oversized                                           |
| # of Garages  | 4                                                   |
| View          | Gulf, Lake                                          |
| Is Waterfront | Yes                                                 |
| Waterfront    | Gulf, Shore - Beach                                 |
| Water View    | Gulf, Lake                                          |

### **Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Wet Bar             |
| Appliances        | Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Trash Compactor, Washer, Tankless Water Heater |
| Heating           | Gas - Natural                                                                                                                          |
| Cooling           | Ceiling Fan(s)                                                                                                                         |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | EPA Qualified Fireplace                                                                                                                |
| # of Stories      | 3                                                                                                                                      |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Hurricane Shutters, Lawn Pump, Outdoor Shower, Sprinkler System              |
| Lot Description   | Aerials/Topo Availbl, Flood Insurance Req, Survey Available, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Window Treatments                                                |
| Roof              | Metal                                                                                 |
| Construction      | Stucco                                                                                |
| Foundation        | Foundation On Piling                                                                  |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | Van R Butler |
|------------|--------------|

|        |               |
|--------|---------------|
| Middle | Emerald Coast |
| High   | South Walton  |

### **Additional Information**

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

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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