

\$1,995,000 - 43 Sand Dunes Road, Santa Rosa Beach

MLS® #996006

\$1,995,000

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Detached Single Family on 0.26 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Located in a prestigious Blue Mountain Beach neighborhood with dedicated beach access, this fully furnished 4-bedroom, 3.5-bath home offers versatility for full-time living, a second home retreat, or a rental investment. The remodeled home boasts a new roof in 2025. Currently on a rental program with solid performance and upcoming bookings in place, it provides flexibility from day one. The open-concept main level connects the living, dining, and chef's kitchen featuring GE Café® appliances and generous prep space. A full guest bedroom and marble-tiled bath are located downstairs for convenience. Upstairs includes a private guest suite with balcony and a spacious primary suite with marble flooring, oversized marble shower, dual patio access, and an owner's closet. A bunk room increases overall sleeping capacity. All bathrooms feature marble-tiled showers and quartz counters.

The fully fenced backyard is designed for both privacy and gathering, centered around a heated chlorine pool with a new 2026 heater, outdoor shower, firepit, and a dedicated pool house designed with entertaining in mind, complete with a half bath. The layout creates a true indoor-outdoor living experience.

Key updates include a 2025 tile roof, 5-6-year-old HVAC, 3-year tankless water heater, security system, sprinkler system,



finished garage floors, and a 2025 beverage chiller. A two-car garage plus driveway and front parking provides space for 8 to 9 vehicles, a rare advantage in this area.

Whether you are seeking a primary residence near the beach, a second home with room to host, or a property with rental potential, this Blue Mountain Beach home delivers location, infrastructure, and flexibility in one complete package.

All information is deemed reliable and provided for informational purposes; buyers are encouraged to independently verify all details.

Built in 1996

Essential Information

MLS® #	996006
Price	\$1,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	0.26
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	43 Sand Dunes Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton

State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Water, Septic Tank
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Fireplace, Kitchen Island, Lock Out, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Pool - House, Outdoor Shower, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Roof	Slate
Construction	Stucco
Foundation	Slab

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	EXP Realty LLC
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