

\$8,900,000 - 518 Blue Mountain Road, Santa Rosa Beach

MLS® #1004685

\$8,900,000

4 Bedroom, 2.00 Bathroom, 1,760 sqft
Detached Single Family on 0.45 Acres

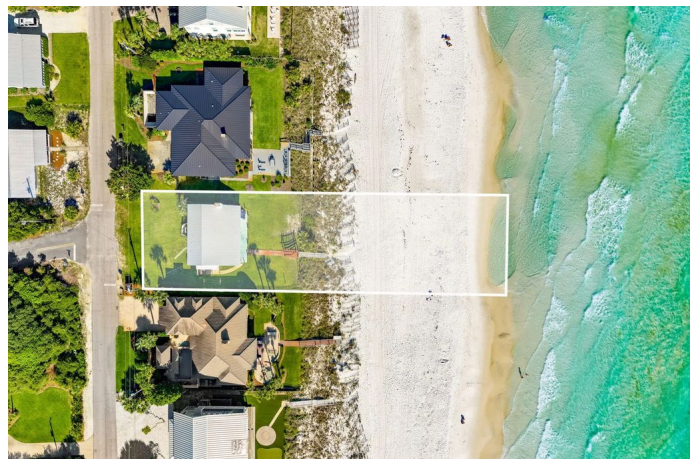
BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

This is the only Gulf-front home currently available in Blue Mountain Beach and sits at the highest natural elevation along the Florida Panhandle and the entire Gulf Coast--undoubtedly an extraordinary distinction in one of 30A's most tightly held stretches of coastline.

With the most recent Gulf-front sale reaching \$16,700,000 and another sale with similar frontage closing at \$16,300,000, recent market activity underscores the increasing value of Blue Mountain Beach Gulf-front property and the scarcity of opportunities offering this combination of frontage, natural elevation, privacy and setting.

A rare and irreplaceable opportunity in the heart of Blue Mountain Beach, this legacy Gulf-front property has been held by the same family since 1970 and has never before been offered for sale in its 56-year history. Offering approximately 75 feet of direct Gulf frontage and nearly 30 feet of natural elevation, this is the kind of coastal asset builders, investors and legacy buyers can wait years to secure.

Its development potential is equally compelling. As a grandfathered lot, the property benefits from approximately 5-foot side setbacks--an increasingly valuable



advantage when designing on Gulf-front land. Combined with its generous width, mostly cleared homesite, existing seawall and ownership rights extending to the mean high water line, these characteristics provide exceptional flexibility for future design and the potential to accommodate a substantially larger residential footprint while preserving valuable space for a pool and expansive Gulf-front outdoor living.

But the numbers only tell part of the story. Standing here is an entirely different experience.

From this remarkable natural elevation, the coastline seems to wrap around you like a horseshoe, creating the feeling of being at the center of an extraordinary stretch of the Gulf. The view extends west toward Destin and east toward Panama City Beach, with miles of coastline unfolding in both directions. Even from the main floor of the existing cottage, the Gulf fills your field of vision and creates the remarkable sensation of sitting almost directly above the water.

That is part of what makes Blue Mountain Beach different. You don't necessarily have to build high to capture extraordinary Gulf views--the land itself provides the vantage point. Nearly 30 feet of natural elevation creates an expansive perspective that feels

dramatically different from much of the surrounding coastline. It isn't simply the view; it's the feeling of being there.

Short-term rental friendly and uniquely positioned away from public beach access points, the property offers enhanced privacy and guest appeal while remaining convenient to everything along 30A. Just down from where Blue Mountain Road meets the Gulf and Big Redfish Lake, the property sits near the area's spectacular coastal dune lake outflows and a natural buffer between Grayton Beach and Blue Mountain Beach, helping preserve the serene, low-density character of this shoreline and naturally discouraging the overcrowding found along more heavily accessed stretches of the coast.

Tucked along a quiet, low-traffic street, the property offers an exceptional foundation for a future luxury Gulf-front residence, legacy family retreat or high-performing vacation rental.

The existing Old Florida cinderblock cottage, with a 2022 roof, offers 4 bedrooms, 2 baths, approximately 1,760 square feet and a fireplace, and remains largely original. Preserve its nostalgic coastal character, expand the footprint, or completely reimagine the property as a new Gulf-front estate designed to capitalize on its extraordinary width, grandfathered setbacks, natural elevation, privacy and panoramic Gulf views.

With Blue Mountain Beach Gulf-front inventory now reduced to a single available opportunity, and recent sales demonstrating the extraordinary values being achieved along this coveted shoreline, this property represents something increasingly difficult to find on 30A: substantial Gulf frontage, remarkable natural elevation, advantageous grandfathered

setbacks, a peaceful setting and the freedom to create what comes next.

Some properties can be recreated. The land, elevation and perspective found here cannot.

Built in 1970

Essential Information

MLS® #	1004685
Price	\$8,900,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,760
Acres	0.45
Year Built	1970
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	518 Blue Mountain Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Private Well, Public Sewer, Public Water, Tap Fee Paid
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shore - Beach, Seawall, Waterfront
Water View	Gulf

Interior

Interior Features	Beamed Ceilings, Fireplace, Kitchen Island, Shelving, Walls Paneled, Washer/Dryer Hookup, Natural Woodwork
Appliances	Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters, Lawn Pump, Pavillion/Gazebo, Sprinkler System
Lot Description	Cleared, Coastal Setback, Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	A List Beach Realty LLC
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