

\$6,695,000 - 53 Sand Dunes Road, Santa Rosa Beach

MLS® #1013518

\$6,695,000

8 Bedroom, 10.00 Bathroom, 7,068 sqft

Detached Single Family on 0.25 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

Gulf Serenity | Newer-Construction 8-Bedroom Luxury Home with Rooftop Terrace & Gulf Views on 30A

Fourth-floor rooftop terrace with stunning Gulf views and just a three-minute walk to the beach. Welcome to Gulf Serenity, an exceptional newer-construction luxury home in the highly sought-after Blue Mountain Beach community of 30A. This thoughtfully designed residence showcases top-of-the-line finishes throughout and delivers the perfect blend of modern coastal elegance and generous scale. It offers eight bedrooms plus an additional bunk room--each with its own en-suite bathroom--along with a private pool and hot tub, expansive outdoor living and entertaining spaces, and every amenity for elevated coastal living.

Enter through one of three sets of elegant French doors into a bright secondary living room that flows seamlessly into a dedicated game room featuring a ping-pong table, shuffleboard, and ample seating. A laundry room and a bunk room with two sets of Twin XL-over-Twin XL bunks, plus an adjacent full bathroom with dual vanities and a glass shower, complete the first level. Step outside to the private backyard oasis, complete with a large oversized pool, a shaded hot tub, additional loungers, a cozy seating area, a large outdoor dining table for twelve, and a built-in outdoor kitchen--creating one of several generous porches and outdoor



entertaining areas ideal for gathering.

The second floor offers six additional bedrooms and a second laundry room with two washer/ dryer sets. The luxurious primary suite includes a king bed, walk-in closet, balcony access, and an en-suite bathroom with dual vanities, a glass shower, and a separate soaking tub. Additional king bedrooms--most with balcony access--and a second bunk room with Twin XL-over-Twin XL bunks and a private full bath continue the high standard of finishes.

The third floor serves as the heart of the home, highlighted by a chef's kitchen with high-end stainless steel appliances, a formal dining area, and a spacious living room with an oversized sofa. Two sets of French doors open to a balcony with outdoor dining, further expanding the home's abundant outdoor living and entertaining spaces. A second primary suite with a king bed, dual balcony access, dual vanities, a large glass shower, and a soaking tub is also located on this level, along with a convenient half bath.

Ascend to the fourth floor, where a landing with a sitting area opens onto the crowning feature of the home: a rooftop terrace offering spectacular Gulf views--the ultimate outdoor living space for sunset entertaining or quiet coastal moments.

Ideally situated in Blue Mountain Beach, the home is a short stroll from public beach accesses with parking and restrooms, as well as nearby dining, shopping at Gulf Place, and local favorites. With strong rental potential exceeding \$400,000 annually, Gulf Serenity combines modern luxury, generous scale, and an unbeatable 30A location--ready for its next owner to enjoy as a primary residence, second home, or high-performing coastal investment.

Built in 2025

Essential Information

MLS® #	1013518
Price	\$6,695,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	7,068
Acres	0.25
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	53 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, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Pantry, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes

Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pavillion/Gazebo, Outdoor Kitchen
Lot Description	Interior Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
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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