

# \$1,950,000 - 54 Dune Drive, Santa Rosa Beach

MLS® #972345

**\$1,950,000**

4 Bedroom, 5.00 Bathroom, 3,036 sqft

Detached Single Family on 0.18 Acres

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Tucked away in the charming and quiet community of Beach Highlands, this beautifully updated two-story home with a detached carriage house is the ideal blend of elegance and comfort. Thoughtfully positioned for privacy, the carriage house offers a serene retreat for guests or extended family—perfect for added flexibility and seclusion.

The main home is designed with spacious living in mind and features oversized rooms perfect for relaxing, dining, and entertaining indoors and out. An open-concept floor plan flows seamlessly onto expansive decks, creating an inviting setting for gatherings or quiet evenings. Surrounded by mature landscaping, the property also boasts a private, heated swimming pool, covered patio, fenced backyard, and a fun game room for kids and guests to enjoy. Convenient beach access is only a short walk away, making beach days effortless and enjoyable. Whether you're searching for a primary residence, second home, or a high-performing rental property, this home checks every box. Sold fully furnished and turnkey for immediate rental or personal use. Don't miss the opportunity to own this exceptional property on the west end of 30A.

Built in 2014

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 972345                 |
| Price          | \$1,950,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,036                  |
| Acres          | 0.18                   |
| Year Built     | 2014                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 54 Dune Drive          |
| Area        | 17 - 30A West          |
| Subdivision | BEACH HIGHLAND 1ST ADD |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

### Amenities

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener, Guest, Garage                             |
| # of Garages | 2                                                             |
| Has Pool     | Yes                                                           |
| Pool         | Heated, In Ground                                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, In-Law Floorplan, Kitchen Island, Recessed Lighting, Pantry, Walls Wainscoting |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater                  |
| Heating           | Central, Natural Gas, Gas - Natural                                                           |
| Cooling           | Central Air, Ceiling Fan(s)                                                                   |
| # of Stories      | 2                                                                                             |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Outdoor Shower, Yard Building |
| Lot Description   | Level, 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 |
|--------|---------------------|

**Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Coastal Abode |
|----------------|---------------|

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Listing information last updated on September 13th, 2026 at 5:07am CDT