

\$18,900,000 - 61 Auburn Drive, Santa Rosa Beach

MLS® #1008919

\$18,900,000

5 Bedroom, 7.00 Bathroom, 6,450 sqft

Detached Single Family on 0.69 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

Most homes along this stretch of Grayton Beach play it expected. Whitewashed shiplap, soft coastal palette, the familiar vocabulary of a beach house doing its best impression of the one next door. Sixty-one Auburn does something different. The design intention here was coastal industrial, and builder Chris Burch of Grand Bay Construction and architect Chris Stoyles of Archiscapes committed to it completely. Exposed steel beams run the full height of the home, solid and horizontal on the ground floor, shifting to a triangular pattern on the second for a detail that is structural and sculptural at once. Nearly every wall surface is mitered nickel-gap paneling, and ceiling is tongue-and-groove. The lot itself is an asset before the front door opens. Auburn Drive carries some of Grayton's oldest and most beloved cottages, many raised on pilings with views earned over decades. This new construction, completed in 2026, occupies one of the street's highest natural positions and makes full use of it. The Gulf is visible from the pool deck, the kitchen, the primary balcony, and the watchtower. The state park fills the view to the north. The site works in every direction. The ground floor establishes the register. A marble fireplace anchors the main interior space while an oversized wet bar island in leathered quartzite handles the social load. Flanking Sub-Zero units, one a dedicated wine chiller and one a combination refrigerator with pebble ice and freezer, make the bar a serious operation. Seven-panel nano doors



retract to open the entire south wall onto a gulf-front pool with a floating fire pit and sunning shelves. The summer kitchen carries the leathered quartzite through and adds a 52-inch DCS grill with side burner. A first-floor bedroom suite with a multi-head shower, soaking tub, dual vanities and a Moen smart toilet functions as a fully self-contained guest level. A flex room currently configured as a gym converts easily to office, bunk room or whatever else the moment calls for. The main living floor is where the coastal industrial intention reads most clearly. Triangular steel beams run the ceiling of a kitchen outfitted for real cooking: 48-inch Thermador dual-oven range, Bosch dishwashers, quartzite waterfall counters, a prep sink alongside the main, under-cabinet lighting, cabinetry with crown molding and uplighting, ceilings approaching 12 feet. Custom graphite pendants with bronze interiors provide the lighting anchor. A steel and glass door leads to the butler's pantry with GE Cafe convection microwave and oven, enough counter space to run a second line, and storage that actually gets used. Seven-panel nano doors open the south wall to a covered balcony with an outdoor fireplace and multiple configurations for alfresco dining. A north-facing balcony looks out over the state park. An elevator services all three primary floors. Above the garage, a fully self-contained one-bedroom, one-bath apartment with a full kitchen and Juliet balcony, handling extended family with equal ease. The third floor is quieter, more private, and built around the primary suite. An angular roofline pitches toward seven nano panels that open onto a private gulf balcony. A painted brick fireplace sits on the opposite wall. The bath is an exercise in material confidence: a stone countertop running cream into gray into oxidized orange, cement sink basins, a generously sized shower with rain head and multiple body sprayers, shell travertine tile on

the walls, a freestanding tub enclosed within the glass shower surround, two casement windows framing the Gulf and a hidden linear drain that eliminates the need for a shower curb entirely. A pocket door leads to the primary closet with full built-ins, a dedicated shoe wall with cubbies, and HVAC service. Two additional guest suites occupy the third floor, both with direct gulf views and full en suites. One features a teak-panel tile shower with rain head and body sprayers. The other offers a slate herringbone shower floor. HVAC runs into every closet on the floor. The watchtower at the top operates on its own HVAC system. A pergola-covered corridor opens to the east. A porch swing faces west into the Gulf. There is a ceiling fan and double-hung windows and nothing else required. It is the kind of space that becomes a habit. Throughout the home: hidden-fastener clip decking with mitered flush-mount edges and water hookups at every balcony level, a view rail stair system with white oak treads and cable-and-steel handrails rising through all four floors, whole-home smart system, and whole-home surround sound. Five bedrooms, six full baths, and one powder bath. Two-car garage with epoxied floor and tiled stairs.

Built in 2026

Essential Information

MLS® #	1008919
Price	\$18,900,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,450
Acres	0.69
Year Built	2026

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	61 Auburn Drive
Area	17 - 30A West
Subdivision	GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Fireplace 2+, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Pool - Gunite Concrtr, Outdoor
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	Shower, Outdoor Kitchen
Lot Description	Survey Available, Within 1/2 Mile to Water
Roof	Metal
Construction	Block, Frame, Stucco, Wood Siding

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	Scenic Sotheby's International Realty
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