

\$1,395,000 - 62 Dune Rosemary Court, Santa Rosa Beach

MLS® #1009851

\$1,395,000

4 Bedroom, 4.00 Bathroom, 2,013 sqft
Detached Single Family on 0.19 Acres

CASSINE VILLAGE, Santa Rosa Beach, FL

Making memories on 30A just got easier with this rare find! Set on one of the largest, most desirable lots in the area, this custom-built, beautifully maintained coastal home in the highly sought-after Cassine Village neighborhood, provides the perfect place to fully embrace the 30A lifestyle. Located in the heart of Seagrove Beach and less than half a mile from the Gulf, this four-bedroom, four full-bath residence combines privacy, convenient beach access, and exceptional indoor-outdoor living.

The property abuts the Point Washington State Forest trail and is surrounded by mature pines, magnolias, palms, and landscaped grounds. Its location on a quiet cul-de-sac adds even more privacy and creates a serene outdoor oasis.

Inside, thoughtful design, natural light, hardwood floors, speakers throughout, custom finishes, and architectural details create a welcoming coastal setting. The home is sold fully furnished and turnkey, including artwork and décor, with many pieces sourced from local Florida artists. It also includes multiple porches, perfect for relaxing and gathering with family and friends.

The spacious layout includes two primary suites. The first-floor suite features a generous



closet, dual vanities, a soaking/whirlpool tub, and a separate shower. Upstairs, the second primary suite has French doors that open to a private balcony overlooking mature magnolia trees. Three bedrooms offer private en-suite accommodations; the fourth is currently a game room that could become a bedroom, bunk room, office, gym, or creative space.

The kitchen features stainless-steel appliances, robust cabinetry, and ample counter space that opens to the living and dining areas. Large windows throughout fill the home with sunshine and connect the interior to the outdoors.

The screened-in side porch is perfect for entertaining and overlooks a landscaped yard with two wooden pergolas, string lighting, a fire pit, paver patio, multiple seating and gathering areas, outdoor speakers, and a private outdoor shower. The oversized lot also offers potential for a garage (or two) and private heated saltwater pool; pool renderings, measurements, and quotes are available through the listing agent.

Two exterior storage areas afford space for beach gear, bikes, tools and gardening equipment, with one large enough to serve as a hobby space, workshop, garden retreat or whatever your heart desires - the options are endless.

Parking includes a spacious brick-paver driveway, two pergola-covered areas, and room for approximately seven vehicles. The property conveys with a golf cart and four bicycles.

Cassine Village is known for its low HOA fees - some of the lowest on 30A. And within this picturesque neighborhood, you have access to two community pools, tennis/pickleball courts,

a basketball hoop, nature trails, ponds, a gazebo, and brick neighborhood sidewalks. The beach is approximately an eight-minute walk -- even quicker by bike or golf cart. The nearby One Seagrove Place beach access has been renovated with a new ramp, stairs, post-beach showers, and benches for enjoying stunning Gulf sunsets.

This home is conveniently located by the tennis courts and pool - both are just a one-minute walk away.

Nearby, you have endless dining options, including The Perfect Pig Restaurant, Mi Casita Mexican Grill, Angelina's Italian Restaurant, Caf  30A, Goatfeathers Seafood Market, plus donuts, shaved ice, pizza, and so much more. Seaside is a short bike or golf cart ride away, with WaterColor, Grayton Beach, Alys Beach, Rosemary Beach, and other popular 30A destinations easily accessible. With this location, you can enjoy all 30A has to offer - some of the best shopping is just down the street, plus you have world-class restaurants, bars, concerts and year-round events.

Ideal as a full-time residence, second home, or short-term-rental-friendly investment property, this move-in ready home is the perfect place to create lasting family beach memories. Come see this charming coastal home and quiet community and you'll fall in love with the 30A lifestyle that so many desire!

Buyer to verify all dimensions, fees & written information.

Built in 2002

Essential Information

MLS  # 1009851

Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,013
Acres	0.19
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	62 Dune Rosemary Court
Area	18 - 30A East
Subdivision	CASSINE VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Detached, Golf Cart Garage, Oversized, See Remarks, Covered

Interior

Interior Features	Central Vacuum, Recessed Lighting, Owner's Closet, Pantry
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Columns, Outdoor Shower
Lot Description	Cul-De-Sac, Irregular Lot, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Keller Williams Realty SRB
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