

\$16,000,000 - 71 Chivas Lane, Santa Rosa Beach

MLS® #998156

\$16,000,000

8 Bedroom, 11.00 Bathroom, 7,911 sqft

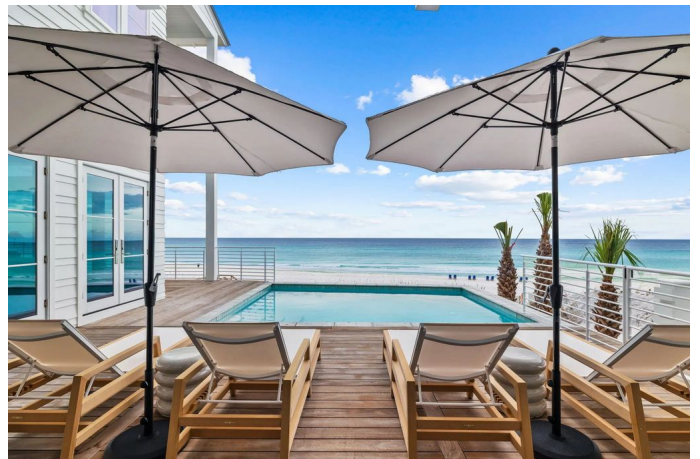
Detached Single Family on 0.60 Acres

NO RECORDED SUBDIVISION, Santa Rosa Beach, FL

A Gulf-Front Legacy Estate on Scenic 30A! Introducing 7,911-square-foot of Gulf-front masterpiece set along the pristine white sands of Florida's Emerald Coast. Designed by renowned architect Geoff Chick and impeccably curated by celebrated interior designer Ashley Gilbreath, this extraordinary residence captures the essence of refined coastal living in the heart of Seagrove Beach. Spanning four levels and encompassing eight bedrooms and eleven baths, this private estate offers a rare balance of secluded retreat and grand-scale entertaining. With 68 feet of coveted private Gulf frontage, every day begins with the gentle rhythm of waves and ends with sunsets that paint the horizon in breathtaking color.

The outdoor experience is nothing short of spectacular. A heated saltwater pool overlooks the Gulf, creating a serene vantage point where sky and sea converge. Expansive terraces invite effortless entertaining, while a fully appointed outdoor kitchen sets the stage for elegant alfresco dining beneath the stars. A three-car garage and charming carriage house add both convenience and versatility to this remarkable coastal sanctuary.

Exterior: Coastal Architecture at Its Finest
Set on an expansive 0.6-acre Gulf-front homesite, this four-story architectural statement blends timeless coastal elegance with modern luxury. Its commanding presence is balanced by natural textures and thoughtful



design that harmonize with the surrounding seascape.

Outdoor living takes center stage, with sweeping terraces that extend the home's living spaces toward the horizon. The heated saltwater pool glistens against the backdrop of emerald waters, offering year-round enjoyment in a setting that feels both tranquil and grand.

From sunset gatherings around the outdoor kitchen to quiet mornings overlooking the Gulf, every exterior detail has been crafted to elevate the experience of beachfront living.

Interior: Curated Luxury and Timeless Design
Inside, the home unfolds into a world of refined sophistication and effortless comfort. The interiors, masterfully curated to reflect a seamless blend of classic elegance and contemporary coastal style. With over \$1 million invested in furnishings and design, the residence is offered fully furnished, delivering a move-in-ready experience worthy of its remarkable setting.

The second floor serves as the heart of the home, where a stunning chef's kitchen and expansive living area flow effortlessly onto Gulf-front terraces, the pool, and outdoor kitchen--creating a seamless connection between indoor and outdoor living.

Above, the third-floor primary suite offers a private sanctuary suspended above the shoreline. Floor-to-ceiling views of the Gulf create a serene retreat where luxury and nature exist in perfect harmony.

The fourth floor offers another sitting area, private junior master suite with Gulf views and a game room/workout room with lots of storage and additional space. Every detail throughout the residence--from bespoke finishes to panoramic coastal vistas--reflects an unwavering commitment to craftsmanship, design excellence, and uncompromising quality.

More than a residence, this is a generational coastal estate--an opportunity to own one of

the most remarkable Gulf-front homes along
Scenic 30A.

Built in 2024

Essential Information

MLS® #	998156
Price	\$16,000,000
Bedrooms	8
Bathrooms	11.00
Full Baths	8
Half Baths	3
Square Footage	7,911
Acres	0.60
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	71 Chivas Lane
Area	18 - 30A East
Subdivision	NO RECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	3
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shore - Beach
Water View	Gulf
Has Pool	Yes

Pool	Heated, In Ground
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Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Lock Out, Owner's Closet, Pantry, Split Bedroom, Upgraded Media Wing, Wallpaper, Walls Paneled, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Lawn Pump, Pool - Gunite Concr, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Lot Description	Coastal Setback, Dead End, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Construction	Concrete, Stucco
Foundation	Foundation On Piling

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	The Ketchersid Group LLC
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