

\$1,258,000 - 73 Dune Drive, Santa Rosa Beach

MLS® #998439

\$1,258,000

3 Bedroom, 5.00 Bathroom, 2,919 sqft

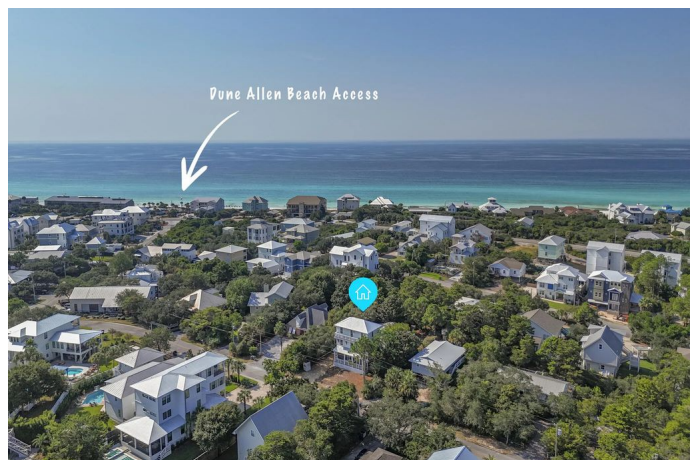
Detached Single Family on 0.22 Acres

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

****30A Redevelopment Opportunity with New Construction in Place**** Located on the highly desirable west end of Scenic 30A, this property presents a rare opportunity to secure a prime homesite with existing new construction already in place, ideal for those looking to build, expand, or create a custom coastal retreat.

Situated on approximately a quarter-acre, the property features a newly constructed 1,687 sq ft addition offering a spacious primary suite, additional living area, and 3 full bathrooms. This thoughtfully built wing provides immediate functional space & a valuable foundation for future development. The generous lot size provides ample room to add a private pool, further enhancing outdoor living & rental appeal.

The original 1974 structure located behind the addition offers flexible options for redevelopment. While it has been previously considered a tear-down, buyers may also choose to renovate and remodel the existing home as a one-story residence, as the current foundation does not support a second story. Builder estimates approximately \$224,859 to renovate the original structure with finishes designed to match the completed addition, creating a cohesive and expanded living space.



Alternatively, buyers may opt for a full redevelopment approach. Builder estimates \$900K, including demolition of the original structure, to build an additional 2,432 sq ft residence with finishes comparable to the existing addition. Upon completion, the property could offer a combined total of approximately 4,119 sq ft, featuring 5 bedrooms and 5 bathrooms, an ideal layout for both personal use and vacation rental performance. Development concepts and rental projections are available for review.

This unique configuration offers the flexibility to live on-site during construction, renovate for immediate use, or incorporate the existing structure into a larger custom build.

The location is exceptional, with multiple nearby beach accesses, including Dune Allen Regional Beach Access just moments away. Outdoor enthusiasts will appreciate close proximity to Topsail Hill Preserve State Park, known for its pristine beaches, rare coastal dune lakes, and scenic trails.

Enjoy easy access to some of 30A's most popular dining and entertainment destinations, including Stinky's Fish Camp, Shunk Gulley Oyster Bar, and Gulf Place, all just minutes away.

With strong projected rental income and exceptional redevelopment potential, this offering represents a compelling opportunity to create value in one of the Emerald Coast's most sought-after locations.

Built in 1974

Essential Information

MLS® #	998439
Price	\$1,258,000

Bedrooms	3
Bathrooms	5.00
Full Baths	5
Square Footage	2,919
Acres	0.22
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	73 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, Public Sewer, Public Water
Parking	Attached Carport

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Recessed Lighting, Washer/Dryer Hookup
Appliances	Dishwasher, Refrigerator, Gas Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Yard Building
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Wood Siding

School Information

Elementary	Van R Butler
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Middle	Bay
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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