

\$2,695,000 - 86 S Lake Drive, Santa Rosa Beach

MLS® #1010944

\$2,695,000

5 Bedroom, 8.00 Bathroom, 3,598 sqft

Detached Single Family on 0.17 Acres

NO RECORDED SUBDIVISION, Santa Rosa Beach, FL

South of Scenic Highway 30A in the Eastern Lake area of Santa Rosa Beach, 86 S Lake Drive is a newly constructed coastal home designed around the way people actually want to live at the beach: indoors and out, together and apart, with the Gulf, Eastern Lake and the restaurants, shops and beach access points of 30A close at hand. Built by Thor Construction and Design and offered fully furnished, the home pairs refined coastal architecture with a private pool, dedicated outdoor pool bathroom, game room, flexible guest spaces and generous parking, all without the constraints of an HOA. For buyers seeking a new construction home on 30A with short-term rental flexibility, this is a particularly compelling combination of location, design and usability.

Across three levels, the interiors feel polished without becoming precious. Warm hardwood floors bring continuity through the principal living spaces, while tile, clean architectural lines and thoughtfully selected finishes create a contemporary coastal character that feels equally suited to a full-time residence, second home or vacation property. Five bedrooms, five full bathrooms and three half bathrooms allow the home to accommodate family and guests comfortably, with a first-floor bedroom adding valuable flexibility. An office provides dedicated space for working remotely, while a third-floor bunk room expands the home's ability to host.



The kitchen sits naturally at the center of daily life and entertaining. A gas range supports serious cooking, while dual refrigerators provide the storage capacity that matters when a house is filled with family and friends. Living and dining spaces flow together easily, creating one connected gathering environment rather than a series of formal rooms. Elsewhere, a dedicated game room with wet bar gives guests another place to settle in, watch a game, gather after dinner or retreat after a day at the beach.

Outside is where 86 S Lake Drive becomes especially well suited to the rhythm of a 30A home. The private in-ground pool anchors a fenced backyard designed for long afternoons outdoors, while a dedicated exterior pool bathroom allows swimmers and guests to move through the day without continually returning inside. It is a small architectural decision with an outsized effect on how the property lives, bringing the ease of a resort-style pool environment into a private residence. An outdoor shower adds another practical connection to coastal living, while gated grounds create separation and privacy.

The home also offers a feature that becomes increasingly important when a coastal property is designed to accommodate multiple guests: parking. With space for numerous vehicles, the property supports larger gatherings without asking owners or guests to compromise convenience. Porches and balconies extend the living environment outdoors and create additional places for morning coffee, conversation or a slower end to the day.

Its setting strengthens the proposition further. 86 S Lake Drive is positioned south of 30A in the Eastern Lake corridor of Santa Rosa Beach, placing the home within the sought-after east end of Scenic Highway 30A

and close to the Gulf of Mexico, Eastern Lake, beach access, dining and the surrounding communities that define this stretch of the Florida Gulf Coast. The location offers direct access to the 30A lifestyle while remaining outside a master-planned HOA community.



Offered turnkey and fully furnished, the residence brings together several attributes buyers frequently search for but do not always find in a single 30A property: new construction, a private pool, dedicated pool bathroom, flexible sleeping and gathering spaces, no HOA and short-term rental flexibility. For buyers searching for a luxury home south of 30A, a newer vacation home in Santa Rosa Beach, a second home near Eastern Lake, or an investment property with a private pool along Florida's Scenic Highway 30A, 86 S Lake Drive deserves particular attention.

Built in 2026

Essential Information

MLS® #	1010944
Price	\$2,695,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	3,598
Acres	0.17
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	86 S Lake Drive
Area	18 - 30A East

Subdivision	NO RECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Freezer, Microwave, Refrigerator
Heating	Natural Gas, Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Hurricane Shutters, Outdoor Shower
Roof	Metal
Construction	Siding CmntFbrHrdBrd

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	Corcoran Reverie SRB
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