

# \$2,895,000 - 91 N Bishop Road, Santa Rosa Beach

MLS® #1005807

**\$2,895,000**

6 Bedroom, 8.00 Bathroom, 4,300 sqft

Detached Single Family

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Set west of 30A in one of Dune Allen's most understated enclaves, 91 N Bishop Street brings new-construction precision within minutes of the Gulf. Stalworth Lake is just beyond the property, and the Beach Highlands access point remains one of the rare, uncrowded stretches of sand left on 30A.

The architecture is clean and modern coastal, impact-rated windows, clear lines, and a restrained palette that feels intentional rather than ornamental. Inside, the finishes land exactly where they should: wide-plank floors, custom cabinetry, designer lighting, and a main living level that moves seamlessly from kitchen to dining to outdoor space. The layout is built for both personal use and rental performance. Multiple ensuite bedrooms, a dedicated bunk landing, and generous covered porches make the home feel livable at scale. A private pool and fenced backyard create a resort environment without sacrificing privacy.

From morning coffee runs to Stinky's to evening bike rides along the dune lakes, the lifestyle here is effortless. Restaurants, boutiques, golf, and protected natural coastline sit within minutes. With no HOA restrictions and some of the highest elevation on 30A, this pocket delivers what most beach markets can't: quiet, flexibility, and long-term investment strength.



Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1005807                |
| Price          | \$2,895,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 7                      |
| Half Baths     | 1                      |
| Square Footage | 4,300                  |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 91 N Bishop Road       |
| Area        | 17 - 30A West          |
| Subdivision | BEACH HIGHLAND 1ST ADD |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

**Amenities**

|           |                            |
|-----------|----------------------------|
| Utilities | Public Sewer, Public Water |
|-----------|----------------------------|

**Interior**

|              |                      |
|--------------|----------------------|
| Heating      | Heat High Efficiency |
| # of Stories | 3                    |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

**Listing Details**

Listing Office            Compass

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