

\$3,150,000 - 92 Carolyn Lane, Santa Rosa Beach

MLS® #977794

\$3,150,000

9 Bedroom, 7.00 Bathroom, 7,812 sqft

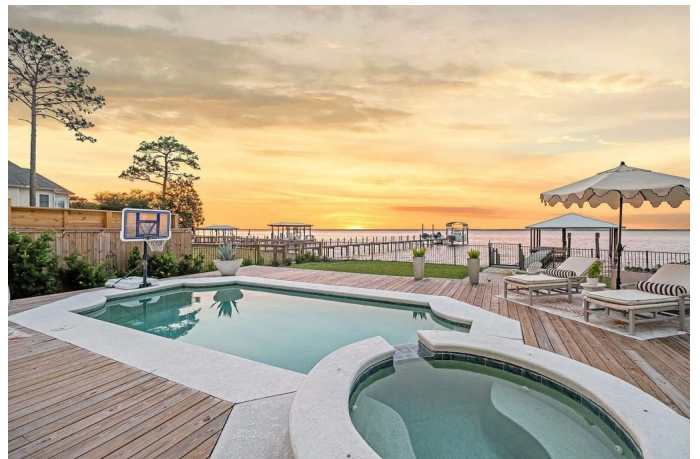
Detached Single Family on 0.58 Acres

BAY PINE SHORES, Santa Rosa Beach, FL

Priced below February appraisal of \$4.6M and boasting a bonus depreciation estimate of over \$740,000, this home is perfectly positioned along the serene shores of Choctawhatchee Bay, this exceptional Santa Rosa Beach estate offers a rare blend of luxury, privacy, and waterfront living. Set on more than half an acre with 100 feet of pristine bay frontage, the property presents sweeping water views, private bay access, and thoughtfully designed spaces ideal for both entertaining and everyday relaxation. Located just minutes from Scenic Highway 30A, residents enjoy quick access to world-renowned beaches, gourmet dining, boutique shopping, and lively cultural experiences.

The main residence spans approximately 6,300 square feet, boasting five bedrooms and 5.5 baths. A soaring double-height foyer welcomes you with unobstructed bay views, leading into an open-concept living area that seamlessly connects indoor and outdoor spaces. The chef's kitchen is outfitted with custom cabinetry, professional-grade appliances, and floor-to-ceiling windows that flood the space with natural light and capture breathtaking waterfront vistas.

Perfect for entertaining, the expansive living and dining areas open to a resort-style outdoor retreat featuring a heated pool, spa, and oversized sun deck. Whether hosting sunset soirées or enjoying peaceful mornings by the



water, this outdoor oasis delivers the ultimate coastal lifestyle.

Upstairs, the grand primary suite is a tranquil escape, complete with floor-to-ceiling windows overlooking the bay, a luxurious spa-inspired ensuite with dual vanities, a walk-in shower, and a private water closet. Additional guest suites, a theater room with a wet bar, and an upstairs bonus space ensure comfort, entertainment, and privacy for all.

The detached carriage house provides 1,500 square feet of additional living space, featuring two bedrooms, 1.5 bathrooms, a full kitchen, and an open living and dining area. Ideal for guests or extended family, this beautifully appointed space features a private, wraparound porch with water views and its own entrance, accessible via an interior staircase.

For boating enthusiasts, the property features a private dock with a boat lift, a Jon boat/kayak launch, and a seawall, offering effortless access to open-water adventures. boasting a large boat house that is 38' wide and 32' long, capable of accommodating your favorite boat

Offering the perfect blend of elegance, function, and lifestyle, this bayfront estate is a true coastal sanctuary, moments from 30A, yet worlds away.

Built in 2006

Essential Information

MLS® #	977794
Price	\$3,150,000
Bedrooms	9
Bathrooms	7.00
Full Baths	6

Half Baths	1
Square Footage	7,812
Acres	0.58
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	92 Carolyn Lane
Area	16 - North Santa Rosa Beach
Subdivision	BAY PINE SHORES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Private Well, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Detached, Garage Detached, Golf Cart Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), In-Law Floorplan, Recessed Lighting, Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Boat Slip, Dock, Hot Tub, Lawn Pump, Outdoor Shower, Sprinkler System
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Lot Description	Cul-De-Sac, Level, Within 1/2 Mile to Water
Windows	Plantation Shutters
Construction	Stucco, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on September 13th, 2026 at 3:52am CDT