

\$2,550,000 - 94 Sky High Dune Drive, Santa Rosa Beach

MLS® #1005641

\$2,550,000

6 Bedroom, 5.00 Bathroom, 5,146 sqft

Detached Single Family on 0.50 Acres

ROLLING DUNES PH 2, Santa Rosa Beach, FL

Extensive 'down to the studs' renovation in 2022 delivers a like-new home with a new metal roof, windows, doors, and siding, plus fully updated plumbing and electrical, a redesigned kitchen and bathrooms, new decking, LVP flooring, and more. Ideally located in the heart of Blue Mountain Beach, this fully furnished residence offers rental projections up to \$297,900 and comfortably accommodates 20+ guests with parking for 15+ vehicles. Set on a rare 1/2 acre lot at one of the highest elevation points on 30A, it features Gulf views, expansive wraparound porches on every level, a private heated pool, outdoor game room and no HOA. With 6 bedrooms, 2 large bunk rooms, and 5 full baths, it is thoughtfully designed for large gatherings or multigenerational living. Inside, the upper level showcases an open-concept living and dining area anchored by a wraparound wet bar and a peninsula gas fireplace. High-impact glass sliders open to the expansive wrap-around porch, filling the space with natural light. The gourmet kitchen features quartz countertops, a gas cooktop, stainless steel appliances, a butler's pantry, and a charming breakfast nook with deck access for seamless indoor/outdoor dining. The upper floor also includes the primary suite and a studio-style bedroom, both with direct deck access, along with two additional guest bedrooms. The lower level serves as a true mother-in-law suite, including a bedroom with



two walk-in closets, a large bathroom with a walk-in shower and jacuzzi tub, a second living room, a full kitchen, and a washer/dryer. This level also features two bunk rooms, an additional bedroom plus a full bath, and access to the two-car garage.

Experience exceptional outdoor living in the private backyard, where the wraparound covered porch offers multiple seating and grilling areas ideal for gathering and entertaining. The heated pool serves as the focal point of the space, surrounded by ample lounge seating perfect for relaxing with family and friends. The 800 sq. ft. heated and cooled game room provides endless fun with ping pong, Pac-Man, and video games, and offers incredible versatility for an at-home gym or studio. Popular local favorites like Blue Mountain Creamery, Cowgirl Kitchen, Blue Mountain Bakery, and the shops and dining of Redfish Village are all just a short walk away. Ideally situated just half a mile from the sugar-white beaches and a quarter mile from state park trail access, this home offers the best of Blue Mountain Beach living. YOLO boards convey. Don't

Built in 1997

Essential Information

MLS® #	1005641
Price	\$2,550,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	5,146
Acres	0.50
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Beach House
Status	Active

Community Information

Address	94 Sky High Dune Drive
Area	17 - 30A West
Subdivision	ROLLING DUNES PH 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Detached, Oversized, RV Access/Parking, See Remarks
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, In-Law Floorplan, Kitchen Island, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Outdoor Shower
Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Wood Siding, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
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Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Coastal Luxury
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