

\$2,500,000 - Tbd Lot 8 Gulf Hills Drive, Santa Rosa Beach

MLS® #1008079

\$2,500,000

4 Bedroom, 3.00 Bathroom, 3,017 sqft
Detached Single Family on 0.23 Acres

GULF HILLS ESTATES UNREC, Santa Rosa Beach, FL

Welcome to The Driftwood by AR Homes, a stunning NEW CONSTRUCTION residence in the heart of Blue Mountain Beach on Scenic Highway 30A. Perfectly positioned on a tranquil pond-front homesite with no HOA, this luxury coastal home offers a rare combination of privacy, natural beauty, and convenience. Designed with AR Homes' renowned craftsmanship, The Driftwood features an open-concept floor plan, expansive living spaces, and seamless indoor-outdoor living. Large windows frame peaceful water views, while thoughtfully designed gathering areas create the ideal setting for entertaining and everyday coastal living.

Located just minutes from the sugar-white beaches and emerald waters of the Gulf of America, this exceptional property provides easy access to the restaurants, boutiques, bike paths, and outdoor recreation that make 30A real estate so desirable. Whether you're searching for a primary residence, second home, or investment property, this new construction home in Blue Mountain Beach delivers timeless design and an unbeatable location.

Experience the best of South Walton luxury living with waterfront pond frontage, no HOA restrictions, and the quality and attention to detail that define an AR Homes custom residence. Proposed NEW CONSTRUCTION.



Home is currently through DEP permitting and is in county permitting review. Renderings and illustrations are conceptual and intended to represent the general design of the home. Final features, finishes, specifications, may change.

Built in 2026

Essential Information

MLS® #	1008079
Price	\$2,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,017
Acres	0.23
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	Tbd Lot 8 Gulf Hills Drive
Area	17 - 30A West
Subdivision	GULF HILLS ESTATES UNREC
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, Tap Fee Due
Parking	Garage Door Opener
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Pond

Water View	Lake
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Interior

Interior Features	Fireplace, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony
Roof	Foam, Metal
Construction	Concrete, Frame, Stucco, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

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	Coldwell Banker Realty
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