\$5,995,000 - 102 Bullard Rd, SANTA ROSA BEACH

MLS® #946694

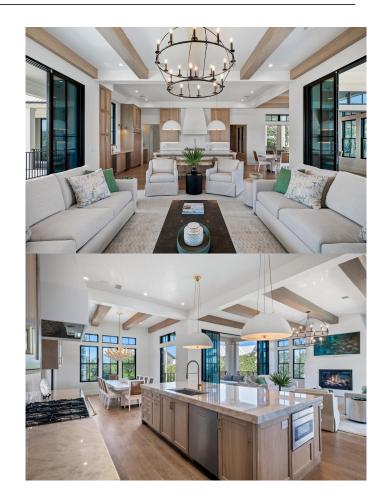
\$5,995,000

5 Bedroom, 7.00 Bathroom, 5,133 sqft Detached Single Family on 0.00 Acres

BEACH HIGHLAND, SANTA ROSA BEACH, FL

Welcome to 102 Bullard Road, a rare gem in the coveted Beach Highland neighborhood, boasting one of 30A's highest elevations. This recently constructed home seamlessly blends Old Florida charm, coastal elegance, and serene coastline views. South of 30A, nestled among mature oaks with exclusive beach access and use, this residence epitomizes the pinnacle of the Emerald Coast and the quintessential 30A lifestyle. Every detail in this stunning residence has been meticulously crafted, from its quality construction and thoughtful design to its high-end finishes and furnishings. Upon entering the first floor, a captivating entrance leads you into an entertainment room that seamlessly connects to a lush outdoor oasis. This outdoor sanctuary boasts a grilling station with a vent hood, a generous L-shaped heated pool, a pool bathroom, an outdoor shower, expansive shellstone tile decks, and custom landscaping by Chad Horton creating the perfect backdrop for entertaining. Additionally, on the first floor are three bedrooms with ensuite bathrooms. Among them is a bunk room with four full-size beds.

The second floor reveals a light-filled great room with euro doors, a custom kitchen with white oak cabinets and commercial-grade appliances, a butler's pantry, a coffee bar, an exercise room with a yoga porch, and a luxurious primary suite with a generous walk-in closet. Expansive porches on both sides of the





home capture refreshing coastal breezes.

The entire third floor is dedicated to an opulent primary suite, offering his and her closets, a dressing area, an adjoining sitting room, a cocktail bar, and a private office. A spacious covered porch on this level provides an ideal vantage point for enjoying breathtaking sunsets and Gulf views.

For convenience, the home is equipped with an elevator that services all three floors, ensuring easy access and mobility throughout the residence.

The home's exterior features white painted brick on the first floor and Hardi board siding on the second and third levels and is complemented by sleek black aluminum-clad windows. There is ample parking, including a two-car garage with an electric vehicle charging station.

We invite you to see this spectacular home, neighborhood, and beach. All information is believed to be accurate but should be verified.

Built in 2023

Essential Information

MLS® # 946694

Price \$5,995,000

Bedrooms 5

Bathrooms 7.00

Full Baths 5

Half Baths 2

Square Footage 5,133

Acres 0.00

Year Built 2023

Type Detached Single Family

Sub-Type Detached Single Family

Style Beach House

Status Active

Community Information

Address 102 Bullard Rd

Area 30A West

Subdivision BEACH HIGHLAND

City SANTA ROSA BEACH

County WALTON

State FL

Zip Code 32459

Amenities

Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water

Available

Parking Spaces 2

Parking Garage: Attached

of Garages 2

Water View GULF Has Pool Yes

Pool Private, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features Ceiling Crwn Molding, Ceiling Vaulted, Floor Tile, Pantry, Fireplace Gas,

Floor Hardwood, Furnished - All, Owner's Closet, Elevator

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator

W/Ice Maker, Smoke Detector, Stove/Oven Gas, Dryer, Ice Machine,

Security System, Washer, Wine Refrigerator

Heating Heat: Two Or More

Cooling Ceiling Fans, A/C: Two Or More

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 3

Exterior

Exterior Frame, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Metal,

Trim Wood

Exterior Features Patio Covered, Patio Open, Porch Covered, Sprinkler System, Balcony,

Fenced Back Yard, Pool - Heated, Pool - In-Ground, Fireplace

Lot Description Survey Available, Within 1/2 Mile Of Water

Roof Roof Metal

Construction Frame

Foundation Foundation Slab On Grade

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office Compass

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