

\$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
----------------	---------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.Vendors Member Number : 28325
Listing information last updated on July 16th, 2024 at 6:00am CDT