

\$3,250,000 - 113 Dunes Estate Blvd, SANTA ROSA BEACH

MLS® #948016

\$3,250,000

5 Bedroom, 4.00 Bathroom, 3,323 sqft
Detached Single Family on 0.15 Acres

Dunes Estate, SANTA ROSA BEACH, FL

Nestled in a tranquil cul-de-sac, only a block away from the beach and the Gulf of Mexico, this expansive beach house captures the essence of the sought-after 30A lifestyle. Each of its three floors features covered balconies that offer sweeping views of a private saltwater pool and the pristine, emerald waters of the Gulf extending into the horizon. Park your car on the driveway in front of the two-car garage and head up the steps to the porch. The first floor has a beautiful guest bedroom and a game room with TV and bar for socializing. It flows seamlessly out to a furnished outdoor lounge complete with a swing bench overlooking the heated pool and private fenced yard. The second floor is the main living area for mealtimes and social gatherings with hardwood floors and shiplap ceilings in the family room. Professionally curated furniture elevates the luxurious living experience in this bright open space. Granite countertops grace the chef's kitchen and lengthy bar where evenings begin with a drink or appetizers before dinner. The kitchen has custom cabinetry, stainless appliances and everything you need to create quick snacks or elevated cuisine when entertaining. Doors lead onto a deep porch for alfresco dining beneath the gently turning fan as the sun goes down. The outdoor kitchen makes it easy to entertain with a built-in grill and refrigerator. Two comfortable guest bedrooms are located on this level. Ascend to the top floor, where a luxurious master suite, a second sitting area with a wet



bar/coffee station and a bunk room welcome guests. The master bedroom offers stunning gulf views to wake up to. It adjoins a large bathroom with an oval tub and twin marble vanities. Lush turf and paved patios invite you to relax around the heated saltwater pool. Challenge family and friends to a game of ping pong or cornhole and toast s'mores around the fire pit after dark. This beautiful home would make an excellent full time residence for beach lovers but also offers a great investment opportunity. Rental income in 2023 exceeded \$280,000. Located in the desirable Eastern Lake area of Seagrove, the home is within easy reach of elegant boutiques, cafes and seafood restaurants. Hiking opportunities can be enjoyed in Deer Lake State Park or explore the area on two wheels along the nearby Timpoochee Trail.

Built in 2016

Essential Information

MLS® #	948016
Price	\$3,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,323
Acres	0.15
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	113 Dunes Estate Blvd
Area	30A East
Subdivision	Dunes Estate

City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Game Room, Pool, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Lift Station
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Water View	GULF
Has Pool	Yes
Pool	Private, Pool - Gunite Concr, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Floor Tile, Window Treatment All, Breakfast Bar, Ceiling Vaulted, Floor Hardwood, Furnished - All, Kitchen Island, Owner's Closet
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Dryer, Fire Alarm/Sprinkler, Ice Machine, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency
# of Stories	3

Exterior

Exterior	Roof Metal, Trim Wood, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Fenced Back Yard, Patio Open, Pool - Gunite Concr, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Summer Kitchen
Lot Description	Cul-De-Sac, Covenants, Within 1/2 Mile Of Water
Roof	Roof Metal

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
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HOA Fees 785.00
HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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