

\$14,000,000 - 145 Gulf Dunes Ln, SANTA ROSA BEACH

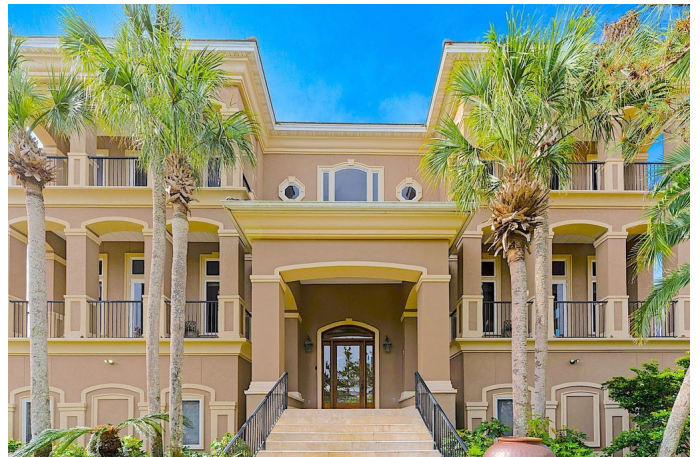
MLS® #945805

\$14,000,000

6 Bedroom, 7.00 Bathroom, 6,860 sqft
Detached Single Family on 0.70 Acres

GULF DUNES, SANTA ROSA BEACH, FL

Experience the epitome of luxury beachfront living in this exquisite Mediterranean-style sanctuary, an exclusive Gulf-front estate with spectacular views of the emerald blue waters and powder white sand. This sophisticated property glorifies the finest attributes of waterfront living on the renowned Emerald Coast. A marble floor unfolds through the front door where the entry foyer ascends 30 stunning feet. Coffered ceilings and sculpted columns frame the formal living room and the beautiful Gulf-front view. The gourmet kitchen includes Gulf views, Cherry wood cabinets, Brazilian cherry floors, three sinks, a wine cooler, commercial grade gas cooktop and double oven, as well as beautiful granite counters and glass tile. On the main floor is a guest suite with private bath and balcony, a spacious office with custom built-in cabinets and desks, formal dining room and powder room. The incredible third floor boasts a 1000 square-foot Gulf-front master suite. The master bath offers a double-size whirlpool tub, walk-in tandem shower, water closet with toilet and bidet, as well as an adjoining exercise room with sauna and private balcony powered by 3 high efficiency Rinnai temperature controlled water heaters. A media room offers a great place to relax with built-in entertaining, a wet bar and balcony access. An additional Gulf-front master suite, as well as a guest suite with private baths and balconies complete the third floor. The ground floor contains 2 additional suites with 1 full bath, work shop,



storage room and 3-car garage. A custom elevator services all three floors. A filtered well provides low-cost landscape irrigation. The private pool area has a massive sun deck and lush landscaping. The private beach walkover features a comfortable sitting area and leads over sizable dunes with Geo-tube protection (major asset) to preserve your property line. This distinctive property is the dream come true!

Built in 2004

Essential Information

MLS® #	945805
Price	\$14,000,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,860
Acres	0.70
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	145 Gulf Dunes Ln
Area	30A West
Subdivision	GULF DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities No Short Term Rental, Waterfront, Beach, Gated Community

Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural, TV Cable Available
Parking Spaces	3
Parking	Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF, Pond
Has Pool	Yes
Pool	Pool - In-Ground, Private, Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Furnished - All, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Built-In Bookcases, Ceiling Tray/Cofferd, Fireplace Gas, Floor Hardwood, Floor Marble, Handicap Provisions, Kitchen Island, Newly Painted, Shelving, Upgraded Media Wing, Wet Bar, Window Treatmnt Some, Woodwork Painted, Elevator
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Central Vacuum, Freezer, Oven:Self Cleaning, Security System
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More, A/C: Window/Wall, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior	Foundation On Pilings, Frame
Exterior Features	Balcony, Pool - In-Ground, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Fenced Privacy, Patio Open, Porch Open, Shower, Sprinkler System
Roof	Foundation On Pilings
Construction	Frame
Foundation	Foundation On Pilings

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 2000.00

HOA Fees Freq. Annually

Listing Details

Listing Office Engel & Volkers Destin

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