

# \$2,200,000 - 25 Wild Dunes Way, INLET BEACH

MLS® #953318

## \$2,200,000

5 Bedroom, 5.00 Bathroom, 2,522 sqft  
Detached Single Family on 0.00 Acres

### WILD DUNES, INLET BEACH, FL

Experience unparalleled luxury and coastal living at Wild Dunes, a stunning five-bedroom, four-and-a-half-bath home located in a charming Inlet Beach neighborhood. With low HOA dues and generous outdoor living spaces on every floor, this residence is designed for relaxation and entertaining, comfortably accommodating large groups. The first floor welcomes you with open-concept living, dining, and kitchen areas, alongside a spacious master suite. The gourmet kitchen is perfect for culinary gatherings, and the private gas grill in the backyard is ideal for alfresco dining after a day at the beach. The second floor features three beautifully appointed bedrooms. One room has bunk beds, another has a queen bed, and they share a Jack-and-Jill bathroom. The third bedroom is a second master suite with a king bed and en suite bathroom. Additionally, this floor includes a laundry room and an owner's closet for convenience. The third floor boasts a second living area, an additional bedroom, a full bathroom and another owner's closet. This living space can be configured with a sitting area and a daybed, offering versatility for guests. Both the second and third floors have wraparound balconies on the west and south sides, providing multiple seating areas, large dining table, and breathtaking sunset and gulf views. Located just 400 feet from Rosemary Beach, Wild Dunes offers easy access to the shops and dining of 30 Avenue and Rosemary Beach, as well as two beach access points and a private



neighborhood pool. The home is enhanced with modern updates, including a back door, TREX decking and an outdoor shower. Guests can enjoy a variety of amenities, such as the neighborhood pool, multicade arcade gaming system and shuffleboard table. The white sandy beaches of the Gulf of Mexico are a short walk away, perfect for building sandcastles and dolphin watching. For additional entertainment, Pier Park, with its vibrant attractions and shopping, is just under 10 miles away. Wild Dunes is a great investment opportunity for those seeking a beach house close to public beach access. Whether you're looking for a second home or a rental property, this gem offers the perfect blend of luxury, convenience and coastal charm.

Built in 2006

### **Essential Information**

MLS® #	953318
Price	\$2,200,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,522
Acres	0.00
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	25 Wild Dunes Way
Area	30A East
Subdivision	WILD DUNES

City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### **Amenities**

Amenities	Pool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Kitchen Island, Floor Hardwood, Owner's Closet, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior	Siding CmntFbrHrdBrd, Roof Metal
Exterior Features	Balcony, Deck Covered, Porch Covered, Shower
Lot Description	Cul-De-Sac, Within 1/2 Mile Of Water
Roof	Roof Metal

### **School Information**

Elementary	Bay
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1500.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Scenic Sotheby's International Realty
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