

# \$5,495,000 - 28 N Heritage Dunes Ln, SANTA ROSA BEACH

MLS® #955260

## \$5,495,000

5 Bedroom, 8.00 Bathroom, 5,646 sqft  
Detached Single Family on 0.15 Acres

### HERITAGE DUNES, SANTA ROSA BEACH, FL

Introducing 28 N Heritage Dunes, a grand coastal retreat nestled within the exclusive gated community of Heritage Dunes, just steps away from the pristine shores of Seagrove Beach. Crafted with meticulous attention to detail by Burwell & Associates' Gerald Burwell, in collaboration with Grand Bay Construction, this extraordinary residence spans 5,646 square feet of luxurious living space across four levels. The ground floor encompasses two guest bedrooms, each with ensuite baths, along with a convenient powder room. A highlight of this level is the fabulous first-level living room, seamlessly connecting to the outdoor pool and private lanai, creating an inviting indoor-outdoor living experience. The outdoor space, meticulously designed by architect Patrick Hodges, offers a seamless extension of the interior living area, perfect for relaxing or entertaining against the backdrop of the Gulf breeze.

Ascending to the second floor, you'll discover a large open-concept gourmet kitchen featuring side-by-side Sub Zero refrigeration, a 48-inch dual fuel 6-burner with infrared griddle Wolf range, and a stainless dishwasher. A butler's pantry flanks the kitchen, offering ample storage options, while an oversized island provides plenty of space for entertaining guests. The adjacent dining and living room area boast a lofty ash beamed ceiling, expertly crafted to create an ambiance of sophistication and warmth.



A coquina fireplace and custom-designed mantle by Thierry Francois of Francois & Co serve as the focal point for the primary living room area on this level. The soaring cathedral ceiling, with a 12' plate height and an impressive 18' vertical limit, adds to the sense of grandeur and spaciousness. French doors lead directly onto the second-floor veranda, offering additional space for relaxation and enjoyment of the coastal breeze.

Ascend to the third floor, where you'll find a larger office space designed to accommodate two with side-by-side desks, ideal for those who work from home. The expansive kitchenette ensures effortless entertaining, while the generous junior master suite offers a lavish ensuite bathroom, providing a serene retreat for guests or family members.

On the fourth floor, a spacious interior space awaits, seamlessly flowing onto a slightly larger outdoor patio complete with a fire pit, offering the perfect setting for al fresco dining or simply soaking in the breathtaking views of the Gulf of Mexico and the natural beauty that surrounds Heritage Dunes.

Heritage Dunes provides exclusive access to over 350 feet of private, monitored beach frontage, ensuring tranquility and security for owners. Additionally, the community boasts rental-restricted privacy and gated entry, along with a south-side community pool and manicured grounds for added enjoyment. Nestled between the charming new urbanism communities of Seaside and Watersound, this prime location offers unparalleled proximity to world-class shopping, dining, and entertainment that 30A is renowned for. Experience the ultimate blend of luxury coastal living and effortless convenience at Lot 18 N Heritage Dunes Ln.

Please reach out to us today for the cost-to-own figures for the property.

Built in 2024

### Essential Information

MLS® #	955260
Price	\$5,495,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	5,646
Acres	0.15
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

### Community Information

Address	28 N Heritage Dunes Ln
Area	30A East
Subdivision	HERITAGE DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Deed Access, Gated Community, Pets Allowed, Pool, No Short Term Rental
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Water View	GULF
Has Pool	Yes

Pool Pool - In-Ground, Private

## Interior

Interior Features Breakfast Bar, Ceiling Beamed, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Elevator, Floor Hardwood, Kitchen Island, Newly Painted, Pantry, Washer/Dryer Hookup, Fireplace Gas, Wet Bar

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Dual Fuel, Washer, Wine Refrigerator

Heating Heat High Efficiency

Cooling A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Water Heater - Two +

Fireplace Yes

Fireplaces Fireplace Gas

# of Stories 4

## Exterior

Exterior Frame, Roof Concrete, Roof Metal, Roof Tile/Slate, Siding Brick Some, Siding CmntFbrHrdBrd, Foundation Slab On Grade

Exterior Features Balcony, BBQ Pit/Grill, Columns, Deck Open, Patio Covered, Pool - In-Ground

Lot Description Within 1/2 Mile Of Water

Roof Roof Concrete, Roof Metal, Roof Tile/Slate

Construction Frame

Foundation Foundation Slab On Grade

## School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

## Additional Information

Zoning Residential Single Family

HOA Fees 1750.00

HOA Fees Freq. Quarterly

## Listing Details

Listing Office Compass

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