

\$2,800,000 - 29 Sky High Dune Dr, SANTA ROSA BEACH

MLS® #952080

\$2,800,000

5 Bedroom, 5.00 Bathroom, 2,735 sqft
Detached Single Family on 0.20 Acres

ROLLING DUNES PH 3, SANTA ROSA BEACH, FL

3 Properties offered for one price!! Discover this rare and desirable opportunity to own a striking contemporary pool home boasting two additional buildable home sites - ideal for a family compound or for future development. This unique home has never been rented and is located in the heart of Blue Mountain Beach in the quiet neighborhood of Rolling Dunes with beach access to our sugar-white sand, emerald water and blue skies just two blocks away. Upon entering the great room featuring two story windows, you are immediately transformed by your ideal beach retreat. With impeccable style the main floor offers a 20' teak entertainment center wall, with an open plan living and dining area. The gourmet kitchen has solid wood cabinets with dove tail joinery, a large island with a Quartz top and teak on 3 sides and a large pantry. The master suite has a barn wood accent wall with his and her closets, dual vanities and an oversized glass tiled shower with multiple shower heads. The master also has a back entrance into the laundry room. Glorious sunshine and views await you from the large back lanai with room to entertain all your family and guests with music and views of the pool. Upstairs you will find 2 ensuite bedrooms and a bunk room that sleeps 4+ with trundles under both bunk beds for extra guests. The clear see-through banister and transom hall windows enhance the ambiance on this floor. The essential amenities for family life and entertaining are found on the lower pool level



which boasts a large sparkling heated pool with sunning deck. Relax listening to music around the fire pit and bar while entertaining from the summer kitchen. Rinse off in the private outdoor shower after enjoying your day at the Beach, pool or exploring 30A. The 327 sq. ft air conditioned recreation "pool room" is large enough to sleep 4+ with a large TV, room for games and a full bath with shower. The pool room features a unique stained concrete floor and barn wood accent wall! This is a marvelous place for family and friends to spend time and would be a great vacation rental beach escape. The storage area is amazingly large enough to store all your yard and beach equipment as well as housing an extra refrigerator and a portable generator. Renowned local architect Tyler Doin designed this 100% custom original home. Tyler teamed up with Wes Limbach to meticulously create this one of a kind 30A Design & Development Concept Home. While providing extra privacy and parking, the two additional home sites could be developed to create a family compound or sold to build 2 more beach retreats in this highly sought after area within walking distance to the Gulf. You will not want to miss this opportunity to own this unique custom home built of the finest materials and upgraded furnishings AND with 2 buildable home sites.

Built in 2016

Essential Information

MLS® #	952080
Price	\$2,800,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,735

Acres	0.20
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	29 Sky High Dune Dr
Area	30A West
Subdivision	ROLLING DUNES PH 3
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Private Well
Parking	Detached, Guest, Carport
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Heated, Pool - House, Community

Interior

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Split Bedroom, Window Treatment All, Ceiling Raised, Walls Paneled
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator, Security System, Smoke Detector, Stove/Oven Gas, Washer, Ice Machine, Wine Refrigerator
Heating	Heat: Central Electric, Heat Pump Air To Air, Heat High Efficiency, Heat: Two Or More
Cooling	A/C: Central Electric, Ceiling Fans, A/C: High Efficiency, A/C: Two Or More
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Foundation On Pilings
Exterior Features	BBQ Pit/Grill, Deck Open, Fenced Back Yard, Fenced Privacy, Pool -

	In-Ground, Porch Covered, Sprinkler System, Patio Enclosed, Pool - Heated, Pool - House, Porch Screened, Shower, Summer Kitchen
Lot Description	Covenants, Aerials/Topo Available, Cul-De-Sac, See Remarks, Survey Available, Within 1/2 Mile Of Water
Windows	Double Paned Windows, Storm Windows
Roof	Roof Metal, Foundation On Pilings
Foundation	Foundation Slab On Grade, Foundation On Pilings

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	Go to the Beach Real Estate
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