

\$1,799,000 - 345 Dolphin Dr, SANTA ROSA BEACH

MLS® #947387

\$1,799,000

5 Bedroom, 5.00 Bathroom, 3,389 sqft
Detached Single Family on 0.00 Acres

SERENITY AT DUNE ALLEN, SANTA ROSA BEACH, FL

Experience the ultimate beachside luxury in this exquisitely appointed residence, nestled within the highly sought-after neighborhood of Serenity at Dune Allen off 30A. Upon entry, you are welcomed by an expansive open-concept living area that effortlessly merges the living room, dining room, and chef's kitchen into one harmonious space. The gourmet kitchen is a chef's dream, featuring a large island with elegant quartz countertops, state-of-the-art stainless steel appliances, gas stove and a walk-in pantry for ample storage. A stylish half bath, laundry room, and a 1st-floor master suite with a private balcony are conveniently located adjacent to the kitchen. Ascend to the second level, where you will find the primary master suite, two charming guest rooms, and a full bathroom. A secondary living area opens onto a spacious screened porch, offering an idyllic spot to unwind and take in the refreshing coastal breeze. On the third level, a versatile bonus room awaits, complete with games and custom-built full-over-queen bunk beds, along with an additional full bathroom, creating a delightful and restful retreat.

The home backs up to a pristine nature preserve, ensuring tranquility and privacy with the assurance that the peaceful, natural backdrop will not be disrupted. It is further enhanced by ample parking, an outdoor shower, a cozy fire pit, and access to a community pool, all just a short golf cart or



bike ride away from the beach, dining, shopping and entertainment. Constructed just two years ago and tastefully furnished with exquisite decor, this residence is move-in ready for immediate enjoyment as a primary residence, second home or rental opportunity. Discover your dream coastal escape, where every detail has been thoughtfully designed to help you relax and immerse yourself in the breathtaking beauty of beachside living.

Built in 2022

Essential Information

MLS® #	947387
Price	\$1,799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,389
Acres	0.00
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	345 Dolphin Dr
Area	30A West
Subdivision	SERENITY AT DUNE ALLEN
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

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

Interior

Interior Features	Kitchen Island, Pantry, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar, Floor Tile, Floor Vinyl, Furnished - All
Appliances	Dishwasher, Microwave, Disposal, Dryer, Freezer, Refrigerator, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Balcony, Patio Open, Porch Screened, Shower
Roof	Roof Metal

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	650.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Sandestin Real Estate
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