

\$4,999,000 - 56 Rolling Dunes Dr, SANTA ROSA BEACH

MLS® #946166

\$4,999,000

9 Bedroom, 11.00 Bathroom, 6,064 sqft
Detached Single Family on 0.28 Acres

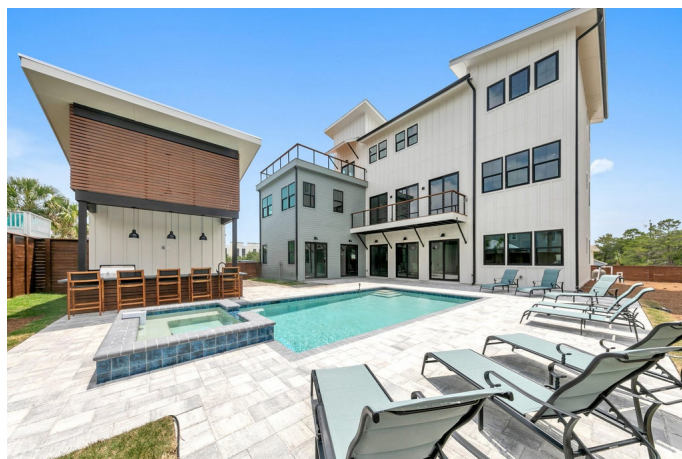
ROLLING DUNES PHS 2, SANTA ROSA BEACH, FL

Looking for one of the best investments on the Emerald coast? Here's a Luxury Vacation rental machine located in the ever-growing Blue Mountain Beach area of 30A, the most popular Hwy along the coast. This stylistic home design of over 6000 sqft of living space boasts 9 bedrooms, 11 bathrooms and 3 floors of living rooms, Dining rooms, and Lounges. Add to that the enormous 3rd floor party deck with gorgeous gulf views and there's no wonder this newly constructed home is projected to GROSS \$516k in Rental income yearly. With the most modernized coastal designs and luxury finishes located only a short distance from the beach you're ahead of the curve in new home builds for the area. Enjoy entertaining all with your very own outdoor kitchen and bar overlooking the large pool and spa.

Built in 2023

Essential Information

MLS® #	946166
Price	\$4,999,000
Bedrooms	9
Bathrooms	11.00
Full Baths	9
Half Baths	2
Square Footage	6,064
Acres	0.28



Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	56 Rolling Dunes Dr
Area	30A West
Subdivision	ROLLING DUNES PHS 2
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage: Detached
# of Garages	1
Water View	GULF
Has Pool	Yes
Pool	Private, Community

Interior

Interior Features	Kitchen Island, Washer/Dryer Hookup, Ceiling Vaulted, Fireplace, Fireplace Gas, Floor Tile, Floor Vinyl, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Cooktop
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Foundation Off Grade
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Back Yard, Rain Gutter, Deck Covered, Patio Open, Pavillion/Gazebo, Porch Open, Fireplace

Lot Description	Within 1/2 Mile Of Water, Cleared, Level
Roof	Roof Metal
Construction	Frame
Foundation	Foundation Off Grade

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	Gulf Realty 30A LLC
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Listing information last updated on July 16th, 2024 at 9:15am CDT