

\$4,790,000 - 74 Rolling Dunes Dr, SANTA ROSA BEACH

MLS® #956777

\$4,790,000

6 Bedroom, 7.00 Bathroom, 4,586 sqft
Detached Single Family on 0.00 Acres

ROLLING DUNES ESTATES UNIT 2, SANTA ROSA BEACH, FL

Welcome to 74 Rolling Dunes Drive, a masterpiece of luxury living in the heart of Blue Mountain Beach, FL. This stunning 6-bedroom, 6.5-bathroom residence, newly constructed in 2023 by the renowned Borges Brooks Builders, offers 4,586 square feet of opulent living space on a spacious quarter-acre lot. Thoughtfully designed and impeccably decorated by Katie Grace Designs, this home showcases nearly \$400K in exquisite interior furnishings, ensuring every corner exudes sophistication and style. Step inside to discover an open and airy floor plan adorned with custom tile, pecky cypress woodwork, and abundant shiplap, creating a warm and inviting atmosphere. The attention to detail is evident in the stunning cabinetry, beautiful textures on the walls, and extraordinary window coverings...found in every room. Gorgeous light fixtures and sconces add an elegant touch to the already impeccable design.

Enjoy seamless indoor-outdoor living with multiple balconies, a rooftop tower offering breathtaking Gulf views, and a private heated pool and spa. The outdoor Summer Kitchen is perfect for al fresco dining, while the Sonos speakers throughout the home provide the perfect soundtrack for every moment. The top floor features a convenient wet bar and beverage station, ideal for catching sunrises and sunsets in style.



The home also boasts a custom bunk room, two laundry rooms, a gas fireplace, and an attached garage. With its prime location just a 2-3 minute golf cart ride to the beach, you'll find yourself steps away from local favorites like Blue Mountain Beach Creamery Ice Cream Shop, Cowgirl Kitchen, Redfish Taco, and more.

This exceptional property offers a rare opportunity to own a piece of paradise in one of Florida's most sought-after coastal communities. Don't miss your chance to experience the epitome of luxury living at 74 Rolling Dunes Drive.

Built in 2023

Essential Information

MLS® #	956777
Price	\$4,790,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,586
Acres	0.00
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Active

Community Information

Address	74 Rolling Dunes Dr
Area	30A West
Subdivision	ROLLING DUNES ESTATES UNIT 2
City	SANTA ROSA BEACH
County	WALTON
State	FL

Zip Code 32459

Amenities

Utilities Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available

Parking Spaces 2

Parking Garage: Attached

of Garages 2

Water View GULF

Has Pool Yes

Pool Pool - Heated, Private, Community

Interior

Interior Features Fireplace Gas, Floor Hardwood, Furnished - All, Owner's Closet, Wet Bar, Window Treatment All

Appliances Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer

Cooling A/C: Two Or More, A/C: High Efficiency

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 3

Exterior

Exterior Roof Metal, Siding CmntFbrHrdBrd

Exterior Features Balcony, BBQ Pit/Grill, Hot Tub, Pool - Heated, Separate Living Area

Lot Description Survey Available, Within 1/2 Mile Of Water

Roof Roof Metal

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office Live 30A Real Estate LLC

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