

\$2,275,000 - 77 Rolling Dunes Dr, SANTA ROSA BEACH

MLS® #930542

\$2,275,000

6 Bedroom, 4.00 Bathroom, 3,341 sqft
Detached Single Family on 0.00 Acres

Rolling Dunes, SANTA ROSA BEACH, FL

Welcome to Rolling Dunes! Tucked away in a private pocket in Blue Mountain Beach, Rolling Dunes Drive provides a rare sense of privacy while still only being a short walk from the beaches and amenities that 30A has to offer. Situated on over a half-acre lot on one of the highest elevations on 30A, this 6-bedroom home offers gulf views with an incredible backyard living area complete with a custom designed pool. On the first level, off the pool deck, you will find a bonus living and kitchen area coupled with a private bedroom and bathroom that could be utilized as a separate lockout for added rental potential. Once upstairs on the second level you will find the main living and kitchen area along with the master bedroom, guest bedroom and 2 full bathrooms. The third level completes the home with 3 bedrooms, a bathroom and an additional bonus living area. Each level offers private balconies which were recently upgraded with Trex decking. Additional updates include custom interior trim detail, bath finishes, new flooring and a roof replacement. This home is a true rare find that is perfect for a primary residence, second home or a vacation rental machine with projections from a local rental management business exceeding \$165,000!

Built in 2003

Essential Information



MLS® #	930542
Price	\$2,275,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,341
Acres	0.00
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	77 Rolling Dunes Dr
Area	30A West
Subdivision	Rolling Dunes
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer Available, Public Water Available
Parking	Garage: Attached, Garage
Water View	GULF
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

Interior

Interior Features	Furnished - All
Appliances	Dishwasher, Stove/Oven Electric, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	3

Exterior

Exterior Features	Balcony, Fenced Privacy, Lawn Pump, Pool - In-Ground
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Lot Description Within 1/2 Mile Of Water

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 Engel & Volkers 30A Beaches

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Listing information last updated on July 28th, 2024 at 11:30pm CDT