

# \$2,100,000 - 77 Rolling Dunes Dr, SANTA ROSA BEACH

MLS® #957169

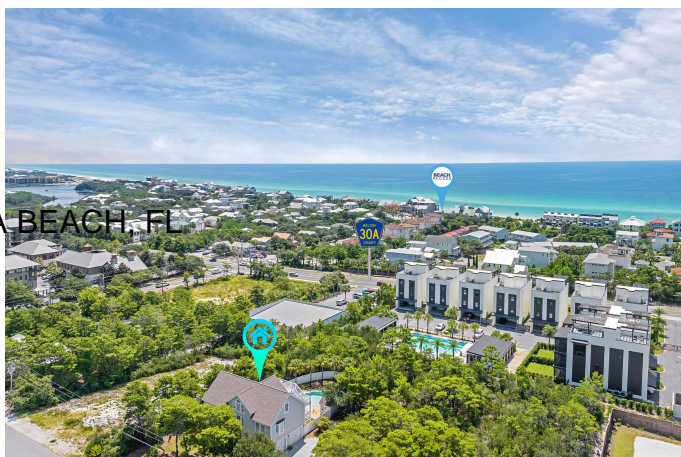
## \$2,100,000

6 Bedroom, 4.00 Bathroom, 3,370 sqft  
Detached Single Family on 0.50 Acres

### ROLLING DUNES ESTATES UNIT 1, SANTA ROSA BEACH, FL

Set on a half-acre lot, at one of the highest elevations on Scenic 30A, this Gulfview home has so many unique features and wonderful offerings. With two full kitchens and three living spaces--one on each floor--the home is designed to host large groups and offer maximal privacy. Expansive decks provide vistas of the Gulf and the private pool sanctuary with waterfall feature out back. A two-car garage with golf cart and supersized parking area allows for boat and RV parking. Begin planning your next project, as there is ample room on the property for a second structure. Rental projections are as high as \$165K. There are numerous updates to this home, including a new roof in 2021, Trex decking, interior flooring, kitchen appliances, and two full bathroom remodels. There is no HOA.No HOA fees or added restrictions means freedom of ownership and opportunity for creative growth and expansion. This is one of those rare 30A properties proximate to Blue Mountain Beach dining, shopping and the Gulf of Mexico that functions as an escape from the crowds, even during the busiest times of the year. When you reach home, you can breathe easy in space and solitude.

The home's lower level may be used as a separate one-bedroom, guest quarters with complete modern kitchen and full bathroom and may be locked out from the upstairs living. Ask your agent for a private showing and for vacation rental projections to help increase



your investment potential.

77 Rolling Dunes Drive is approximately .3 Miles to the powder white sands located at the Blue Mountain Beach Regional Beach Access.

Walton County Topographical Map shows elevation at approximately 53 feet.

All information is deemed reliable but should be verified by buyer. All measurements are approximate.

Built in 2003

### **Essential Information**

MLS® #	957169
Price	\$2,100,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,370
Acres	0.50
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 ESTATES UNIT 1
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Utilities Electric Available, Gas - Natural, Private Well, Public Sewer Available,

	Public Water Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized, RV, Boat
# of Garages	2
Water View	GULF
Has Pool	Yes
Pool	Pool - In-Ground, Private, Community

### Interior

Interior Features	Furnished - All, Guest Quarters, Lock Out
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Gas, Washer
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
# of Stories	3

### Exterior

Exterior	Roof Composite Shingle, Siding CmntFbrHrdBrd
Exterior Features	Deck Covered, Fenced Back Yard, Guest Quarters, Patio Covered, Pool - In-Ground, Sprinkler System, Deck Open, Fenced Privacy
Lot Description	Wooded, Within 1/2 Mile Of Water
Roof	Roof Composite Shingle

### 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	Douglas Elliman
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