

\$5,995,000 - 92 N Heritage Dunes Ln, SANTA ROSA BEACH

MLS® #943960

\$5,995,000

5 Bedroom, 8.00 Bathroom, 5,517 sqft
Detached Single Family on 0.15 Acres

HERITAGE DUNES, SANTA ROSA BEACH, FL

Primely positioned South of 30A and notably designed with striking architectural styling juxtaposed with exquisite interior design, this exceptional legacy property is the newest offering in the gated, gulf front enclave of Heritage Dunes. Thoughtful planning and curated visual & engineering design yields a magnificent coastal retreat comprised of 5 bedroom suites and 5 full & 3 half bathrooms, multiple living areas on each of its impressive four levels as well as a masterful rooftop design featuring an outdoor terrace yielding 180 degree vistas of not only the Gulf of Mexico but also the gorgeous natural foliage of Seagrove Beach. This coastal contemporary masterpiece was beautifully rendered by Burwell & Associates' Gerald Burwell, who partnered with Grand Bay Construction to bring the project to life. The ground floor includes two guest bedrooms, both with ensuite baths, a powder room, and a fabulous first level living room that opens directly out to the outdoor pool and private lanai. The home's second floor features a large open-concept gourmet kitchen, complete with side-by-side Sub Zero refrigeration, 48-inch dual fuel 6-burner with infrared griddle Wolf range, and stainless dishwasher. A butler's pantry flanks the kitchen, and offers ample storage options, while an oversized island provides plenty of space for entertaining guests. The adjacent dining and living room area were artfully crafted with a lofty ash beamed ceiling. A coquina fireplace and custom designed mantle



by Thierry Francois of Francois & Co serve as the focal point for the primary living room area. The soaring cathedral ceiling has a 12' plate height and an impressive 18' vertical limit. If extra space is desired, French doors lead directly onto the second-floor veranda to further extend the living room space. The second level also boasts the primary suite, which includes a wine and coffee bar and dual custom-built closets. A spacious walk-in shower and freestanding tub provide a spa-like feel to the space. The third floor incorporates a seating room shared by the two additional guest bedrooms on this level. Both of the third floor bedrooms provide luxury on-suite bathrooms. Upon entering the climate-controlled fourth floor Tower/Sky Bar Room, you are greeted by window-filled walls opening to the trellised lanai which yields unparalleled vistas over the Gulf of Mexico and surrounding foliage. The outdoor space was meticulously designed by architect Patrick Hodges. This exquisite space seamlessly integrates the pool scape, outdoor gardens and verandas with the natural environment surrounding the home. The resonant sound of water cascading from separate walls into the southern exposure pool creates a soothing escape. Heritage Dunes offers more than 350 feet of private, monitored beach frontage & access for owners as well as rental restricted privacy and gated entry. The south-side community pool and manicured grounds are added amenities that owners enjoy. This prime location is nestled between the new urbanism communities of Seaside and Watersound while providing excellent proximity to world class shopping, dining and entertainment that 30A is so prominently known for.

Built in 2023

Essential Information

MLS® #	943960
Price	\$5,995,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	5,517
Acres	0.15
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	92 N Heritage Dunes Ln
Area	30A East
Subdivision	HERITAGE DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Gated Community, No Short Term Rental, Pool, Pets Allowed
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Water View	GULF
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

Interior

Interior Features	Newly Painted, Pantry, Washer/Dryer Hookup, Breakfast Bar, Ceiling Beamed, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Elevator
Appliances	Auto Garage Door Opn, Dishwasher, Microwave, Refrigerator, Disposal,

Dryer, Ice Machine, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Washer, Wine Refrigerator, Stove/Oven Dual Fuel

Heating Heat High Efficiency

Cooling A/C: Central Electric, A/C: High Efficiency, A/C: Two Or More, Water Heater - Two +

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Exterior

Exterior Siding CmntFbrHrdBrd, Foundation Slab On Grade, Frame, Roof Concrete, Roof Metal, Roof Tile/Slate, Siding Brick Some

Exterior Features Columns, Patio Covered, BBQ Pit/Grill, Balcony, Deck Open, Pool - In-Ground

Lot Description Within 1/2 Mile Of Water

Roof Roof Concrete, Roof Metal, Roof Tile/Slate

Construction Frame

Foundation Foundation Slab On Grade

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 1750.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Compass

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