

\$5,250,000 - 92 N Heritage Dunes Ln, SANTA ROSA BEACH

MLS® #955259

\$5,250,000

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.

Reach out to us today for cost to own figures.

Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 955259 |
| Price | \$5,250,000 |
| 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, Gated Community, Pets Allowed, Pool, No Short Term Rental, Deed Access |
| Utilities | Gas - Natural, Public Sewer Available, Public Water Available |
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |

| | |
|------------|--------------------------------------|
| Water View | GULF |
| Has Pool | Yes |
| Pool | Pool - In-Ground, Private, Community |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Newly Painted, Pantry, Washer/Dryer Hookup, Ceiling Beamed, Ceiling Cathedral, Elevator |
| Appliances | Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Washer, Wine Refrigerator, Ice Machine, Oven Double, Stove/Oven Dual Fuel |
| Heating | Heat High Efficiency |
| Cooling | A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Water Heater - Two + |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--|
| Exterior | Frame, Roof Metal, Siding Brick Some, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Roof Concrete, Roof Tile/Slate |
| Exterior Features | Balcony, BBQ Pit/Grill, Deck Open, Patio Covered, Pool - In-Ground, Columns |
| Lot Description | Within 1/2 Mile Of Water |
| Roof | Roof Metal, Roof Concrete, Roof Tile/Slate |
| Construction | Frame |
| Foundation | Foundation Slab On Grade |

School Information

| | |
|------------|---------------|
| Elementary | Dune Lakes |
| Middle | EMERALD COAST |
| High | SOUTH WALTON |

Additional Information

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|----------------|---------------------------|
| Zoning | Residential Single Family |
| HOA Fees | 1750.00 |
| HOA Fees Freq. | Quarterly |

Listing Details

| | |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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