

\$5,700,000 - 70 Bullard Rd, SANTA ROSA BEACH

MLS® #937206

\$5,700,000

7 Bedroom, 9.00 Bathroom, 5,255 sqft
Residential on 0 Acres

BEACH HIGHLAND, SANTA ROSA BEACH, FL

Embodying the epitome of coastal opulence, this stunning beachfront estate boasts a tri-level layout adorned with numerous sun-drenched balconies. Ascend to the rooftop sundeck and revel in panoramic views of the glistening Gulf waters. Just a leisurely two-minute stroll away, discover two exclusive neighborhood beach entrances. Indulge in resort-style living with seven bedrooms, eight and a half bathrooms, a detached carriage house above the garage, a state-of-the-art kitchen featuring a wet bar and wine cellar, a private elevator, and an expansive outdoor oasis designed for entertainment and relaxation. Unwind in style at the swim-up bar, savor outdoor meals from the gourmet kitchen, and bask in the sun on sleek poolside chaise lounges. Entertaining is made easy with a Sub Zero 48" refrigerator, Wolf SS 48" dual fuel gas range, custom vent hood, convenient pot filler and coffee station. The opulent kitchen island with its waterfall marble countertop provides added seating. Step from this area through gorgeous Euro doors into a large, covered lanai bringing the outdoors in with a lovely transitional area with a resort style pool, incorporated hot tub and waterfall feature that flows into the shallow area with sunbathing ledge. It's an easy stroll through the pool or swim up to the submerged bar seats that adjoin the bar and sunken outdoor kitchen. The stunning outdoor kitchen comes with a BBQ grill and Big Green Egg, soda cooler, ice maker and sink. After an evening swim, gather



by the lovely, modern fire pit. Finally, retreat for relaxation in the primary king suite featuring french doors that open to the lanai and a sumptuous ensuite with a double spa shower and soaking tub. This floor also hosts an additional queen bedroom. Serene colors, calming textures, shiplap accents, designer lighting, and natural wood elements continue throughout the home. The second-floor wraps guests in luxury with three king bedrooms; each featuring its own private ensuite baths. One bedroom includes a small workout room with Peloton. The third and final level of the main house features a capacious family Room with a queen sleeper, covered porch access, and crisp white Bunk Room featuring two twin over twin Bunks with a shared bath/shower combination. The third level offers a private office suite with full kitchen and bath that could be converted to a seventh bedroom. Whole house GENERAC generator. Currently on Echelon's rental management program with a strong track record of income and all furnishings conveying.

Built in 2022

Essential Information

MLS® #	937206
Price	\$5,700,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,255
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	70 Bullard Rd
Area	30A West
Subdivision	BEACH HIGHLAND
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural
Parking Spaces	1
Parking	Garage: Attached, Garage
# of Garages	1
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Furnished - All, Breakfast Bar, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Tile, Kitchen Island, Lighting Recessed, Lock Out, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Elevator
Appliances	Dishwasher, Microwave, Refrigerator, Smoke Detector, Auto Garage Door Opn, Dryer, Ice Machine, Oven Double, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat High Efficiency, Heat: Two Or More
Cooling	A/C: Two Or More, A/C: High Efficiency, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Frame
Exterior Features	Balcony, Pool - Heated, Pool - In-Ground, Porch Covered, BBQ Pit/Grill, Deck Covered, Deck Open, Fenced Lot-Part, Fenced Privacy, Guest Quarters, Hot Tub, Lawn Pump, Pavillion/Gazebo, Shower, Sprinkler System, Separate Living Area, Fireplace, Summer Kitchen, Rain Gutter
Lot Description	Survey Available, Within 1/2 Mile Of Water

Roof	Roof Metal
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	178
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Compass
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