

\$5,499,000 - 161 Rolling Dunes Dr, SANTA ROSA BEACH

MLS® #943817

\$5,499,000

7 Bedroom, 9.00 Bathroom, 6,391 sqft
Residential on 1 Acres

ROLLING DUNES ESTATES UNIT 1, SANTA ROSA BEACH, FL

Experience luxury living at 161 Rolling Dunes, where sophistication meets comfort in this meticulously crafted compound estate set on an oversized lot half acre lot boasts 100' in width yielding an exceptional scale. This prestigious property boasts an impressive 7 bedrooms, 9 bathrooms, and spans 6,391 square feet of resort style living. Optimal short term rental opportunity abounds with \$340,000+ projected gross annual income with room to grow as this property establishes itself as a rare gem within the serene Blue Mountain Beach neighborhood. Notable features include a massive 50x30 private pool with ample outdoor living space and a private cabana complete with full summer kitchen, fireplace and exceptional space to entertain! Upon entry, guests are greeted by grandeur with soaring 12-foot ceilings that create an atmosphere of opulence throughout the residence. The allure continues with parking accommodations for up to 10 cars, ensuring convenience and exclusivity for every visitor.

Nestled on a half-acre lot, this oasis offers a retreat like no other, featuring not one, but nine charming porches, perfect for enjoying the serene surrounding. Immerse yourself in outdoor luxury with a large cabana, complete with a fireplace and summer kitchen, ideal for entertaining guests or savoring quiet moments under the stars.

Adding to the allure is a carriage house, providing additional living space with a bedroom, full kitchen, and washer dryer,



offering versatility and functionality for modern living.

Indoors, four spacious living rooms beckon relaxation and social gatherings, while two fireplaces create an ambiance of warmth and sophistication. The expansive pool deck spans around 3,500 square feet, adorned with high-end concrete pavers, offering the ultimate setting for outdoor leisure and entertainment. Culinary enthusiasts will delight in the gourmet Thermador appliances found within the two kitchens, ensuring every meal is prepared to perfection. Convenience is paramount with four sets of washer and dryer, three ice makers, and three refrigerators, catering to every need with ease.

Outdoor bliss awaits with a lavish 50 by 30-foot pool, inviting residents to indulge in the epitome of luxury living. Additionally, three garage doors provide ample storage and accessibility for vehicles and equipment. Experience the epitome of luxury living at 161 Rolling Dunes, where every detail has been thoughtfully curated to elevate the standard of living. This prestigious estate, with its unparalleled amenities and timeless elegance, awaits those with discerning taste and a desire for the extraordinary.

Please reach out to us today for the cost-to-own and rental projection figures for the property.

Built in 2023

Essential Information

MLS® #	943817
Price	\$5,499,000
Bedrooms	7
Bathrooms	9.00
Full Baths	9
Square Footage	6,391

Acres	0.51
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	161 Rolling Dunes Dr
Area	30A West
Subdivision	ROLLING DUNES ESTATES UNIT 1
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Fishing
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage: Attached, Guest, Oversized, Garage
# of Garages	3
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Heated, Community

Interior

Interior Features	Ceiling Vaulted, Pantry, Washer/Dryer Hookup, Fireplace Gas, Floor Hardwood, Furnished - All, Guest Quarters, Kitchen Island, Newly Painted, Elevator
Appliances	Dishwasher, Dryer, Ice Machine, Refrigerator W/Ice Maker, Stove/Oven Gas, Range Hood, Wine Refrigerator
Cooling	A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Pool - In-Ground, Pool - Heated, Shower, Summer Kitchen
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School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	78
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Compass
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