

# **\$14,000,000 - 145 Gulf Dunes Ln, SANTA ROSA BEACH**

MLS® #945805

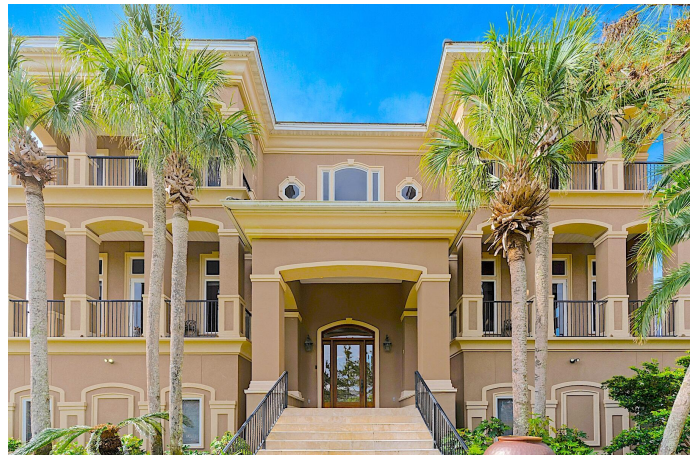
---

## **\$14,000,000**

6 Bedroom, 7.00 Bathroom, 6,860 sqft  
Residential on 1 Acres

### **GULF DUNES, SANTA ROSA BEACH, FL**

Experience the epitome of luxury beachfront living in this exquisite Mediterranean-style sanctuary, an exclusive Gulf-front estate with spectacular views of the emerald blue waters and powder white sand. This sophisticated property glorifies the finest attributes of waterfront living on the renowned Emerald Coast. A marble floor unfolds through the front door where the entry foyer ascends 30 stunning feet. Coffered ceilings and sculpted columns frame the formal living room and the beautiful Gulf-front view. The gourmet kitchen includes Gulf views, Cherry wood cabinets, Brazilian cherry floors, three sinks, a wine cooler, commercial grade gas cooktop and double oven, as well as beautiful granite counters and glass tile. On the main floor is a guest suite with private bath and balcony, a spacious office with custom built-in cabinets and desks, formal dining room and powder room. The incredible third floor boasts a 1000 square-foot Gulf-front master suite. The master bath offers a double-size whirlpool tub, walk-in tandem shower, water closet with toilet and bidet, as well as an adjoining exercise room with sauna and private balcony powered by 3 high efficiency Rinnai temperature controlled water heaters. A media room offers a great place to relax with built-in entertaining, a wet bar and balcony access. An additional Gulf-front master suite, as well as a guest suite with private baths and balconies complete the third floor. The ground floor contains 2 additional suites with 1 full bath, work shop,



storage room and 3-car garage. A custom elevator services all three floors. A filtered well provides low-cost landscape irrigation. The private pool area has a massive sun deck and lush landscaping. The private beach walkover features a comfortable sitting area and leads over sizable dunes with Geo-tube protection (major asset) to preserve your property line. This distinctive property is the dream come true!

Built in 2004

**Essential Information**

MLS® #	945805
Price	\$14,000,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,860
Acres	0.70
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

**Community Information**

Address	145 Gulf Dunes Ln
Area	30A West
Subdivision	GULF DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

**Amenities**

Amenities	Beach, Waterfront, Gated Community, No Short Term Rental
-----------	--

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	3
Parking	Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

## Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Furnished - All, Newly Painted, Owner's Closet, Built-In Bookcases, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace Gas, Floor Marble, Handicap Provisions, Kitchen Island, Lighting Recessed, Pantry, Shelving, Upgraded Media Wing, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Woodwork Painted, Elevator
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Central Vacuum, Fire Alarm/Sprinkler, Freezer, Ice Machine, Security System
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans, A/C: Window/Wall, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

## Exterior

Exterior	Foundation On Pilings, Frame
Exterior Features	Balcony, Fenced Privacy, Patio Open, Shower, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Pool - In-Ground, Porch Open, Sprinkler System
Roof	Foundation On Pilings
Construction	Frame
Foundation	Foundation On Pilings

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	55
Zoning	Residential Single Family
HOA Fees	2000.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office            Engel & Volkers Destin

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.