

# **\$7,125,000 - 9 S Heritage Dunes Ln, SANTA ROSA BEACH**

MLS® #948169

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## **\$7,125,000**

5 Bedroom, 7.00 Bathroom, 5,396 sqft  
Residential on 0 Acres

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

Welcome to the epitome of Coastal Luxury Living! Situated in the heart of Seagrove Beach off Eastern Lake Road, Heritage Dunes South is a non-rental gulf front community known for its amazing architecture and serenity. With only 16 lots on the south side, this remarkable new construction build presents a unique opportunity for a discerning buyer to create their dream home. Gerald F. Burwell, the principal architect of Burwell Associates, Inc., is designing this exquisite home. Coastal Custom Builders has been entrusted with the construction, ensuring top-notch craftsmanship. To create stunning interior spaces, CCArt & Design Co. will handle the selection and design process. Boasting an impressive 5,396 square feet of living space, this residence offers an abundance of room for both relaxation and entertainment. With 5 bedrooms, 5 baths, and 2 half-baths, every member of the household is afforded their own private sanctuary.

Upon entering, one will be immediately captivated by the exquisite design and meticulous attention to detail. The floating staircase serves as a stunning centerpiece, beckoning visitors to explore further. As a new construction, this home provides the perfect canvas for the buyer to infuse their own personal style and add the finishing touches that will make it truly exceptional.

The interior features are extraordinary. An



elevator ensures effortless access to the main levels, guaranteeing convenience for residents and guests alike. The gourmet kitchen, adorned with top-of-the-line appliances and ample counter space, is a haven for culinary enthusiasts. A two-car garage offers secure parking and additional storage space, providing practicality and ease of living.

The allure of this property extends beyond its interior. With three stories and a fourth-floor tower, breathtaking panoramic views of the surrounding area await. From this elevated vantage point, one can marvel at the beauty of the ocean and the picturesque landscape. The outdoor kitchen further enhances the appeal, facilitating seamless indoor-outdoor living and offering the ideal setting for hosting gatherings with loved ones.

Resting within a gated neighborhood, Heritage Dunes South ensures the utmost privacy and security. Residents also enjoy exclusive access to a deeded private beach, where they can relish in the sun, sand, and surf in a secluded atmosphere. Additionally, a community pool is just steps away, providing a refreshing oasis for residents and their guests.

Seagrove Beach is renowned for its idyllic coastal lifestyle, and this new construction build allows buyers to fully embrace it. With the freedom to add personal touches, one can transform this house into a home that reflects their unique taste and style. Don't miss the chance to live in luxury and comfort in one of Seagrove Beach's most coveted locations!

Built in 2024

**Essential Information**

MLS® #	948169
Price	\$7,125,000

Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,396
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	9 S 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, No Short Term Rental
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Tap Fee Paid, TV Cable Available
Parking Spaces	2
Parking	Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Tray/Cofferd, Ceiling Vaulted, Elevator, Fireplace Gas, Floor Hardwood, Kitchen Island, Owner's Closet, Pantry, Wet Bar, Ceiling Beamed, Ceiling Crwn Molding
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Ice Machine, Wine Refrigerator
Heating	Heat: Central Gas
Cooling	A/C: Two Or More, Ceiling Fans
Fireplace	Yes

Fireplaces	Fireplace Gas
# of Stories	3

## Exterior

Exterior	Block, Concrete, Frame, Roof Metal, Siding CmntFbrHrdBrd, Siding Wood, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Deck Open, Fenced Back Yard, Patio Covered, Shower, Sprinkler System
Lot Description	Corner, Cul-De-Sac, Survey Available, Within 1/2 Mile Of Water, Flood Insurance Required
Windows	Double Paned Windows
Roof	Block, Roof Metal
Construction	Frame

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	25
Zoning	Residential Single Family
HOA Fees	1650.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Compass
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