$17,500,000 - 556 Blue Mountain Road, Santa Rosa Beach

MLS® #1000773



$17,500,000
7 Bedroom, 8.00 Bathroom, 7,649 sqft
Residential on 0.30 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

556 Blue Mountain Road | Santa Rosa Beach
An Iconic Gulf-Front Estate on 30A

Rising from over 100 linear feet of pristine Gulf frontage and positioned more than 30 feet above sea level, this exceptional Blue Mountain Beach estate commands one of the most elevated and secure vantage points along Florida's coastline--set within the highest natural elevation in the state.

This is a rare offering where engineering, scale, and design converge.

Completed in 2019, the residence encompasses over 7,600 square feet of meticulously curated living space, featuring seven bedrooms and eight baths, each oriented to capture uninterrupted, panoramic views of the Gulf of Mexico. Walls of glass frame the horizon, immersing the interiors in natural light while seamlessly connecting indoor and outdoor living.

Constructed to an uncompromising standard, the home is supported by auger-cast concrete pilings extending 15 feet below sea level. A 100-foot reinforced seawall, anchored to the same depth, provides an extraordinary level of protection and long-term structural integrity--an increasingly rare and valuable asset along the Gulf.

Architecturally, the three-story residence

reflects a timeless coastal aesthetic elevated by superior craftsmanship. Hardie board siding, brick accents, and a standing seam metal roof create a refined yet enduring exterior presence. Inside, wide-plank hardwood flooring, fine tile, soaring ceilings, and expansive living spaces deliver both sophistication and comfort at scale.

Multiple living and dining areas are thoughtfully designed for both grand entertaining and private retreat, while a private elevator offers seamless access to all levels. Each bedroom suite serves as a secluded sanctuary, complemented by elegantly appointed baths.

Outdoors, a resort-style pool and expansive Gulf-front terrace create a private coastal enclave overlooking emerald waters and sugar-white sand. A dedicated boardwalk provides direct beach access, while the property's 100-foot width affords a level of space, privacy, and exclusivity rarely found along Scenic Highway 30A.

Set on approximately 0.30 acres and maintained to the highest standard, this residence represents a true legacy holding--defined by its elevation, engineering, and irreplaceable Gulf-front position.

556 Blue Mountain Road stands among the most significant and enduring properties offered on 30A.

Built in 2019

Essential Information

MLS® #	1000773
Price	$17,500,000
Sold Price	$16,700,000
Date Sold	$2026-07-21

Bedrooms	7
Bathrooms	8.00
Full Baths	8
Square Footage	7,649
Acres	0.30
Year Built	2019
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	556 Blue Mountain Road
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer
Parking	Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf, Gulf/Pass

Interior

Interior Features	Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Pantry, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Washer, Tankless Water Heater
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrt, Outdoor Shower, Sprinkler System

Lot Description	Bulkhead/Seawall
Windows	Plantation Shutters
Construction	Aluminum Siding, Siding Brick Front, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Days on Website	222
Zoning	Resid Single Family

Listing Details

Listing Office	Douglas Elliman

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Listing information last updated on November 23rd, 2026 at 11:07pm CST