$4,395,000 - 84 N Heritage Dunes Lane, Santa Rosa Beach

MLS® #1003113

$4,395,000

4 Bedroom, 5.00 Bathroom, 4,168 sqft

Residential on 0.21 Acres

HERITAGE DUNES, Santa Rosa Beach, FL

Brand new construction positioned within the private non-rental and gated enclave of Heritage Dunes, this newly constructed Greg Jazayeri design executed by the renowned team at Focus Construction seamlessly blends organic aesthetics with breathtaking views of the Gulf and surrounding topography. A stately paver driveway and lush, curated landscaping create a warm and elegant arrival. Inside, the rotunda-style foyer immediately captivates with soaring poplar ceilings and rich European hardwood and peacock paver flooring carried throughout the residence, establishing a refined yet inviting aesthetic. There are three spacious junior suites each equipped with a private en-suite boast floating vanities, beautifully tiled showers, and custom built-in closets. The entertainment room provides the perfect poolside retreat, while the outdoor oasis beckons for evenings outdoors with outdoor kitchen. A mudroom with laundry, elevator, and 2-car garage complete this level.

Ascending via elevator or the striking wood staircase accented with custom metal detailing, the second level unfolds into an extraordinary open-concept living and dining space. Defined by soaring ceilings, 12-foot coffered details, and a statement fireplace, the main living area is both sophisticated and welcoming, with walls of glass framing the tranquil treetops and Gulf vistas.

Ideal for culinary enthusiasts, the gourmet

kitchen encompasses custom cabinetry, stunning Taj Mahal Quartzite countertops, an extended kitchen island with integrated seating, and a luxury appliance suite. The fully equipped scullery enhances both function and style, complete with a prep sink and adjacent wet bar with wine refrigeration, and abundant storage. Adjacent to the kitchen, the dining area features vaulted wood ceilings and opens seamlessly onto the spacious covered terrace, beautifully blurring the boundary between indoor and outdoor living.

Anchored by a wall of windows showcasing views overlooking the tree line, the bright and airy main suite situated on the second level is synonymous with relaxation and a true oasis that is framed by expansive windows overlooking the natural landscape. The suite features warm wood accents, custom ceiling details, and designer lighting. The attached sumptuous ensuite creates a spa-like experience with a freestanding soaking tub, honed-marble tiled walk-in shower with seating, and a separate water closet.

Perched atop the roofline, the viewing deck provides an astonishing vantage point to admire the picturesque Gulf-views and everchanging palate of mesmerizing hues emitted by the renowned Emerald Coast sunsets each and every night. Right before, stop by the fully equipped wet bar perfect for preparing a morning beverage or evening night cap.

84 N Heritage Dunes is professionally curated, designed, and built for comfort and entertaining. This is a rare opportunity to own in an intimate non-rental gulf-front community, built for exclusivity. Residents and guests enjoy heightened privacy, and an array of amenities, including private gated entry, a spacious Gulfside pool, and over 200 feet of

private beach frontage all while remaining geographically poised near all of the acclaimed dining and entertainment venues 30A has to offer including the newly opened Greenway Station town center.

Built in 2026

Essential Information

MLS® #	1003113
Price	$4,395,000
Sold Price	$3,995,000
Date Sold	$2026-10-15
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,168
Acres	0.21
Year Built	2026
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	84 N Heritage Dunes Lane
Area	18 - 30A East
Subdivision	HERITAGE DUNES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Guest, Garage
View	Gulf, Water
Has Pool	Yes

Pool	Heated

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry
Appliances	Dishwasher, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Storm Window(s)
Roof	Metal
Construction	Frame, Brick, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	161
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB

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Listing information last updated on October 23rd, 2026 at 8:52pm CDT