$8,599,000 - 40 Whispering Wind Way, Santa Rosa Beach

MLS® #983383



$8,599,000

6 Bedroom, 7.00 Bathroom, 6,347 sqft

Residential

Bannerman Beach Estates, Santa Rosa Beach, FL

Presenting 40 Whispering Wind Way - a newly constructed, custom-designed retreat that epitomizes the highest standard of privacy, seclusion, and luxury. Nestled within the exclusive gated enclave of Bannerman Beach, this extraordinary estate offers unmatched access to a pristine stretch of North Florida coastline. With 3.4 acres of private deeded beach access and only 19 boutique lots in this serene community, this property ensures an unparalleled level of exclusivity. Adjacent to the peaceful Grayton Beach State Park, the location along the coveted 30A corridor offers both natural beauty and a quiet, tranquil atmosphere.

The property boasts exceptional features such as a private pickleball court, a heated pool with a spacious pool deck, and sweeping Gulf views from the third-floor

Built in 2023

Essential Information

MLS® #	983383
Price	$8,599,000
Sold Price	$7,500,000
Date Sold	$2026-02-20
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1

Square Footage	6,347
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	40 Whispering Wind Way
Area	17 - 30A West
Subdivision	Bannerman Beach Estates
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Oversized, Garage
# of Garages	2
View	Gulf, Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air, Gas, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Balcony, Tennis Court(s), Outdoor Kitchen
Lot Description	Cul-De-Sac, Within 1/2 Mile to Water
Roof	Metal

Construction	Frame, Brick, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	462
Zoning	Resid Single Family
HOA Fees	6000
HOA Fees Freq.	Annually

Listing Details

Listing Office	Christies International Real Estate Emerald Coast

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