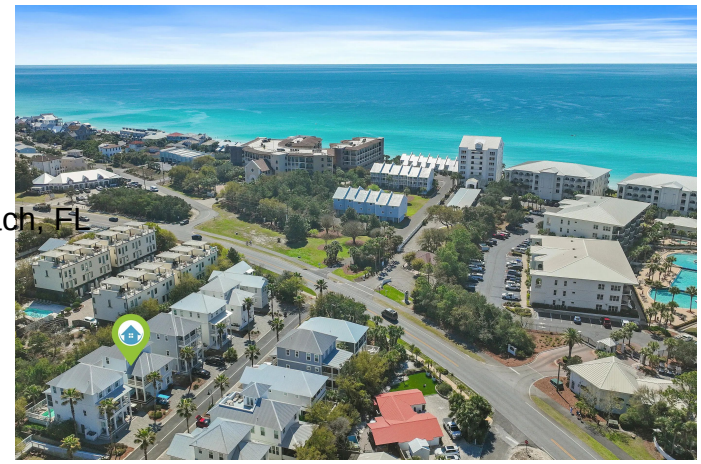
$1,395,000 - 44 Dune Side Lane, Santa Rosa Beach

MLS® #998495



$1,395,000

4 Bedroom, 5.00 Bathroom, 2,932 sqft

Residential

Duneside at Blue Mountain Beach, Santa Rosa Beach, FL

Ideally positioned in the heart of Blue Mountain Beach along iconic Scenic Highway 30A, this exceptional residence offers an elevated take on Gulf Coast living--just moments from the area's famed sugar-white sands and emerald waters. Thoughtfully designed to embrace its surroundings, the home seamlessly blends refined coastal interiors with expansive outdoor living. The main level showcases an open-concept living area, where a grand set of French doors invites natural light and opens effortlessly to the covered porch and private heated pool--creating a seamless indoor-outdoor experience. This level also features a spacious primary suite, offering the ease and comfort of first-floor living. Upstairs, a second primary suite serves as a tranquil retreat, complete with a generous private outdoor living area--perfect for savoring peaceful mornings or unwinding against a backdrop of coastal sunsets. An additional guest bedroom with its own ensuite bath ensures comfort and privacy for visitors. Crowning the home, the third floor is a true standout: an expansive bunk and entertainment room with five custom-built bunks, thoughtfully designed to accommodate guests and create unforgettable gatherings.

Multiple private balconies throughout the home invite you to take in the coastal breeze, while the outdoor spaces are designed to impress at every turn. The beautifully landscaped backyard feels like a private resort, featuring a

sparkling heated pool, a covered lounge with ceiling fans for shaded relaxation, and a dedicated grilling area perfect for al fresco dining under the stars.

Perfectly situated to enjoy the very best of 30A, this home places you just minutes from beloved local restaurants, charming cafÃ©s, artisan bakeries, and scenic bike paths--delivering a lifestyle defined by coastal beauty, convenience, and understated luxury.

Built in 2016

Essential Information

MLS® #	998495
Price	$1,395,000
Sold Price	$1,300,000
Date Sold	$2026-06-05
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,932
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	44 Dune Side Lane
Area	17 - 30A West
Subdivision	Duneside at Blue Mountain Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Breakfast Bar, Crown Molding, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrt
Lot Description	Covenants, Restrictions
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	211
Zoning	Resid Single Family

Listing Details

Listing Office	Compass

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