# $8,750,000 - 40 Tortola Lane, Santa Rosa Beach

MLS® #998920

**$8,750,000**

6 Bedroom, 8.00 Bathroom, 6,296 sqft

Residential on 0.40 Acres



RETREAT THE, Santa Rosa Beach, FL

Few addresses along Florida's Gulf Coast can claim what 40 Tortola Lane delivers: an elevated position on one of The Retreat's most prized lots, with an unobstructed panorama stretching across Draper Lake, the gulf's white-sand dunes, and the shimmering open water beyond. This stacked layering of coastal dune lake, sculpted dunes, and gulf horizon is a combination virtually impossible to find -- and it defines this property as something genuinely extraordinary. Priced to reflect exceptional value, this is a rare opportunity to own one of the most architecturally refined and scenically positioned homes on 30A at a compelling entry point. Designed by celebrated architect Tom Christ and constructed to fortified home standards with steel-reinforced concrete and a decorative concrete tile roof, the home is built for both beauty and longevity. Multi-level balconies extend the living experience outdoors, where the coastal views are nothing short of breathtaking. The second floor serves as the home's social hub with soaring ceilings, rich hardwood floors and a stone fireplace that sets the tone for a living space that is both welcoming and refined. The chef's kitchen is outfitted for serious entertaining, featuring dual islands, Thermador appliances and quartzite countertops. A guest suite, an office/bedroom room with ensuite bath, and a powder room round out this level. The entire third floor is dedicated to a primary suite with views of Draper Lake, the dunes, and the gulf, providing a backdrop that makes waking up

here feel like an event. Custom his-and-hers closets with a built-in safe, a private den with fireplace and a secondary laundry add layers of comfort and practicality. On the first floor, three additional guest suites each feature en suite baths. A bright courtyard, mudroom, and connected outdoor shower make post-beach and post-lake transitions effortless. A cedar closet, a climate-controlled wine room, and a heated and cooled storage room - spacious enough to double as a private gym or wellness studio - round out the home's thoughtful amenities. The property sits within The Retreat, widely regarded as 30A's most private and meticulously maintained gated enclave. Residents enjoy over 3,000 feet of private gulf frontage, a world-class pool and beach club, and access to Draper Lake's boathouse for kayaking and paddleboarding. An expansive natural buffer surrounding the community ensures the kind of enduring privacy that is increasingly rare. At its new price, 40 Tortola Lane stands as one of the most compelling values on the entire Emerald Coast -- a legacy property offering unmatched views, superior construction, and the exclusivity of The Retreat, all at a price that rewards decisive buyers.

Built in 2014

## Essential Information

| | |
|---|---|
| MLS® # | 998920 |
| Price | $8,750,000 |
| Sold Price | $7,850,000 |
| Date Sold | $2026-09-02 |
| Bedrooms | 6 |
| Bathrooms | 8.00 |
| Full Baths | 7 |
| Half Baths | 1 |
| Square Footage | 6,296 |

| | |
|---|---|
| Acres | 0.40 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached Single Family |
| Style | Caribbean |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 40 Tortola Lane |
| Area | 17 - 30A West |
| Subdivision | RETREAT THE |
| City | Santa Rosa Beach |
| County | Walton |
| State | FL |
| Zip Code | 32459 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable |
| Parking | Garage Door Opener, Guest, Oversized |
| # of Garages | 2 |
| View | Gulf, Lake |
| Is Waterfront | Yes |
| Waterfront | Lake Front, Coastal Dune Lakes |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Pantry, Shelving, Split Bedroom, Walls Mirrored, Washer/Dryer Hookup, Elevator |
| Appliances | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating | Central, Gas - Natural |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| Fireplaces | Fireplace Gas |
| # of Stories | 4 |

## Exterior

| | |
|---|---|
| Exterior Features | Outdoor Grill, Balcony, Outdoor Shower |
| Lot Description | Covenants, Interior Lot, Restrictions, Survey Available, Within 1/2 Mile to |

| | |
|---|---|
| | Water |
| Windows | Plantation Shutters, Window Treatments |
| Roof | Concrete |
| Construction | Concrete, Steel Frame |

## School Information

| | |
|---|---|
| Elementary | Van R Butler |
| Middle | Emerald Coast |
| High | South Walton |

## Additional Information

| | |
|---|---|
| Days on Website | 243 |
| Zoning | Resid Single Family |
| HOA Fees | 6500 |
| HOA Fees Freq. | Annually |

## Listing Details

| | |
|---|---|
| Listing Office | Scenic Sotheby's International Realty |

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