$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	203
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty

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