

# **\$6,499,000 - 239 W Bermuda Drive, Santa Rosa Beach**

---

MLS® #900259

**\$6,499,000**

Bedroom, Bathroom, 24,829 sqft

Land on 0.57 Acres

RETREAT THE, Santa Rosa Beach, FL

This one of a kind home site has unobstructed views to the pristine beaches of South Walton. The Retreat was St. Joe's first beach front development in 1999 and it is the most prestigious gated beach community on 30A! With just 90 exclusive residences, real estate at The Retreat is highly sought after, with four gated beach accesses across the community's 3,000 feet of private beach on the Gulf of Mexico, a coastal dune lake and a gulf-front resort-style beach club. Over 1,000 of the 3,000 foot beachfront area is a conservation easement and is never to be constructed upon ensuring the natural beauty of The Retreat will be preserved. The Retreat also consists of a 25-acre conservation preserve, a community treehouse and walking trails surround the property. Retreat's gated Grecian design private beach club that offers picture perfect views of the emerald green water and sugar white sands that the Gulf of Mexico is famous for. The Beach Club also provides a personal 3'x5' storage unit beneath the deck for each homeowner. Paddle board or kayak off The Retreat's private floating dock on Draper Lake. The Retreat offers security through a guarded entry and on-site patrols allowing for peace of mind and safety for all homeowners. The retreat is a short term rental restricted neighborhood. If you are considering a vacation or primary home in The Retreat, the location, privacy and natural beauty do not get any better than this! You will not find a more perfect beach! Do not miss out on the



opportunity to build your dream beach house  
on this lot which has breathtaking views of  
both Draper Lake and The Gulf of Mexico!

### Essential Information

MLS® #	900259
Price	\$6,499,000
Sold Price	\$6,500,000
Date Sold	2023-03-24
Days until Sold	294
Square Footage	24,829
Acres	0.57
Type	Land
Sub-Type	Vacant Land
Status	Sold

### Community Information

Address	239 W Bermuda Drive
Area	17 - 30A West
Subdivision	RETREAT THE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Deed Access, Gated Community, No Short Term Rental, Pavillion/Gazebo, Pool, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Features	Covenants, Cul-De-Sac, Survey Available, Within 1/2 Mile to Water

### Exterior

Lot Description	Covenants, Cul-De-Sac, Survey Available, Within 1/2 Mile to Water
-----------------	---

### School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	712
Zoning	Resid Single Family
HOA Fees	5500.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Coastal Abode
----------------	---------------