

\$1,279,000 - 10 Grayton Boulevard, Santa Rosa Beach

MLS® #1006337

\$1,279,000

4 Bedroom, 4.00 Bathroom, 2,220 sqft

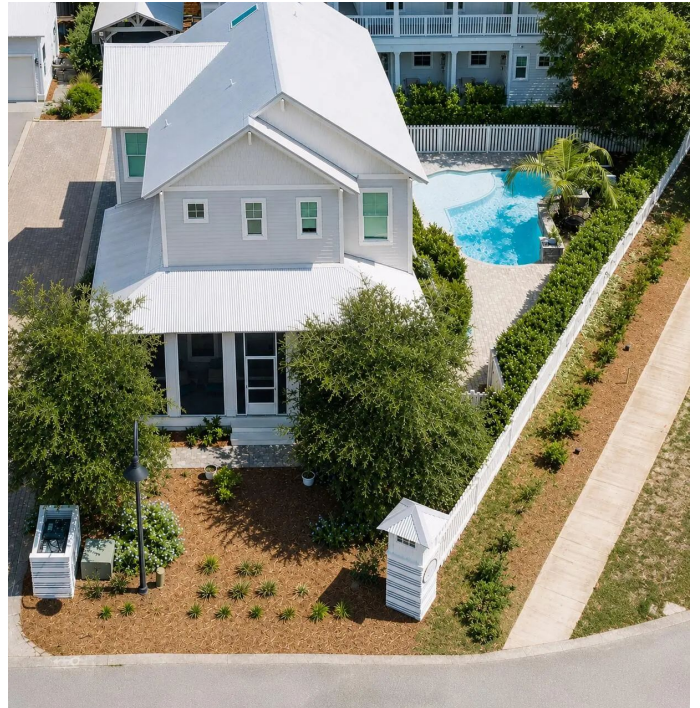
Detached Single Family on 0.11 Acres

The Village at Grayton Beach, Santa Rosa Beach, FL

Rare opportunity to own a newer home with a private pool in the Grayton Beach area for under \$1.3 million! Whether you're searching for a primary residence, a vacation retreat, or a property with exceptional income potential, 10 Grayton Boulevard offers the rare combination of value, location, and flexibility that's becoming increasingly difficult to find along 30A.

Set on an oversized homesite surrounded by protected state park acreage and scenic trails, this thoughtfully designed home allows your family to enjoy the peaceful side of coastal living while remaining just minutes from Grayton Beach, 30A's renowned restaurants, boutique shopping, and public beach accesses. The Grayton Beach shuttle park is only steps away, making beach days effortless.

Designed with both everyday living and vacation rentals in mind, the home features four spacious ensuite bedrooms and four full bathrooms, providing privacy and comfort for family, friends, or guests. The open-concept floor plan is filled with natural light and showcases premium quartz countertops, custom millwork, elegant wall and ceiling details, and inviting indoor-outdoor living spaces that make gathering together easy. What truly sets this property apart is its private resort-style backyard. As the only home in the neighborhood with its own private pool, it offers a distinctive amenity that enhances your



family's enjoyment while creating a meaningful competitive advantage in the vacation rental market. The screened-in porch.. provides a peaceful place for morning coffee, while the outdoor shower makes rinsing off after a day at the beach simple and convenient. Because the home is recently built, you'll enjoy the confidence of modern construction with lower maintenance and fewer unexpected projects, allowing you to spend more time enjoying everything that makes 30A special. Whether your goal is building family memories, generating strong rental income, or both, 10 Grayton Boulevard delivers an exceptional opportunity to own a move-in-ready coastal home in one of the Emerald Coast's most desirable locations--at a price point that is becoming increasingly rare.

Built in 2022

Essential Information

MLS® #	1006337
Sold Price	\$1,279,000
List Price	\$1,279,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,220
Acres	0.11
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	10 Grayton Boulevard
Area	17 - 30A West
Subdivision	The Village at Grayton Beach

City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Guest, Garage, Covered
# of Garages	1
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Pantry, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator
Heating	Gas - Natural
Cooling	Gas, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concr, Outdoor Shower, Sprinkler System
Lot Description	Corner Lot, Irregular Lot, Within 1/2 Mile to Water
Windows	Skylight(s), Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	80
Zoning	Resid Single Family

Listing Details

Listing Office	Live 30A Real Estate LLC
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