

# \$865,000 - 104 Emerald Dune Circle, Santa Rosa Beach

---

MLS® #997112

## \$865,000

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Detached Single Family on 0.04 Acres

OLD FLORIDA COTTAGES, Santa Rosa Beach, FL

Lowest priced 3/3 south of 30A with a pool! Renovated! This updated cottage is located south of Scenic Hwy 30A in the charming neighborhood of Old Florida Cottages. Brick paved pedestrian paths and picket fences serve as a backdrop for tropical landscaping and palm trees lining the quiet streets. This home is across the street from the heated neighborhood pool, and under 500 yards from public beach access with shaded picnic pavilion, restrooms and shower facilities at Gulfview Heights. Its reverse floor plan places an open kitchen, living and dining room space that is perfect for entertaining all on the second floor. The kitchen has been upgraded with granite counters, a tumbled marble back splash as well as stainless steel appliances. New hardwood floors can be found in each bedroom!



Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 997112    |
| Sold Price     | \$865,000 |
| List Price     | \$895,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,558     |
| Acres          | 0.04      |

|            |                        |
|------------|------------------------|
| Year Built | 2000                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Florida Cottage        |
| Status     | Sold                   |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 104 Emerald Dune Circle |
| Area        | 17 - 30A West           |
| Subdivision | OLD FLORIDA COTTAGES    |
| City        | Santa Rosa Beach        |
| County      | Walton                  |
| State       | FL                      |
| Zip Code    | 32459                   |

### **Amenities**

|           |                                                |
|-----------|------------------------------------------------|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |
|-----------|------------------------------------------------|

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Newly Painted, Owner's Closet, Washer/Dryer Hookup     |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater |
| Heating           | Central                                                               |
| Cooling           | Central Air, Ceiling Fan(s)                                           |
| # of Stories      | 2                                                                     |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Outdoor Shower, Sprinkler System                              |
| Lot Description   | Covenants, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water |
| Windows           | Window Treatments                                                      |
| Roof              | Metal                                                                  |
| Construction      | Frame, Siding Vinyl, Trim Wood                                         |
| Foundation        | Foundation On Piling                                                   |

### **School Information**

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

### **Additional Information**

Days on Website 191  
Zoning Resid Single Family

## **Listing Details**

Listing Office Scenic Sotheby's International Realty

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 9:52am CDT