

\$815,000 - 104 Herons Crossing, Santa Rosa Beach

MLS® #992471

\$815,000

4 Bedroom, 4.00 Bathroom, 2,406 sqft

Detached Single Family on 0.15 Acres

Heron's Crossing, Santa Rosa Beach, FL

\$25,000 price reduction. Can be almost fully furnished, minus a few pieces of art and furniture

Experience refined coastal living in this beautifully appointed 4-bedroom, 3.5-bath residence in Heron's Crossing, one of 30A's most coveted non-rental communities.

Offering the same highly desirable floor plan as recent sales on the street—enhanced by an expanded 2,406 square feet of thoughtfully curated living space—this home delivers sophistication, comfort, and timeless appeal for discerning buyers seeking a primary or second residence.

Built in 2019, this original owner home is filled with natural light and showcases an open-concept design that flows effortlessly from the great room to the kitchen and dining areas, creating an elegant setting for both entertaining and everyday living. The chef's kitchen anchors the home with an expansive island, abundant custom cabinetry, and a double pantry, perfect for hosting intimate dinners or effortless gatherings after a day along the coast.

The main-level primary suite is a private sanctuary, featuring a generous walk-in closet with custom storage and a spa-inspired bath complete with a tiled shower and double vanity. Upstairs, two bedrooms are connected by a well-appointed Jack-and-Jill bath with dual vanities, while an additional (fourth) bedroom enjoys its own private ensuite, offering comfort and privacy for family and



guests alike.

An oversized upstairs loft provides a refined secondary living space ideal for a media lounge, home office, or quiet retreat.

Completing the home is a true two-car garage with tall ceilings and extended depth, thoughtfully designed to accommodate beach cruisers, paddleboards, and a golf cart without compromising interior elegance.

Ideally positioned just minutes from pristine beaches, scenic bike paths, and the best of 30A dining and boutiques, this residence offers year-round serenity within a community reserved exclusively for homeowners. Enjoy effortless access to Scenic Highway 30A and the natural beauty of Topsail Hill Preserve State Park, only a short walk or bike ride away.

Common area lawn maintenance, a neighborhood pool, and annual pine straw are included through the HOA, ensuring a low-maintenance lifestyle with elevated ease.

For those seeking a luxury coastal home without the transience of short-term rentals, 104 Heron's Crossing presents a rare opportunity to own a refined retreat along 30A. Schedule your private showing and experience the difference.

Built in 2019

Essential Information

MLS® #	992471
Sold Price	\$815,000
List Price	\$824,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,406
Acres	0.15
Year Built	2019

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	104 Herons Crossing
Area	17 - 30A West
Subdivision	Heron's Crossing
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Outdoor Shower, Sprinkler System, Rain Gutters
Lot Description	Covenants, Curb & Gutter, Dead End, Interior Lot, Level, Restrictions, Sidewalk, Storm Sewer
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast

High South Walton

Additional Information

Days on Website 247

Zoning Resid Single Family

Listing Details

Listing Office Real Broker LLC

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