

\$2,300,000 - 108 Woodward Drive, Santa Rosa Beach

MLS® #994089

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,880 sqft

Detached Single Family on 5.50 Acres

UNRECORDED SUBDIVISION, Santa Rosa Beach, FL

108 Woodward Drive offers an exceptional blend of three story construction and unspoiled vistas spanning Allen Lake and the Gulf of Mexico, making it a rare gem in today's real estate market. Despite its close proximity to the renowned white sand beaches of 30A, this residence boasts a serene and secluded ambiance that is truly second to none. This home features four bedrooms, four bathrooms, an inviting inground pool, a wrap-around porch, and a detached garage. A key aspect that makes this property stand out is its sprawling approximate 5.5-acre parcel of land. This sizeable lot presents a wealth of development opportunities, thanks to its zoning for neighborhood infill. With this zoning, you have the potential to create an additional vacant lot for investment or future expansion, making this property a great choice for those with an eye for investment possibilities. The main living quarters are housed on the second and third floors, providing commanding views and a sense of elevated luxury. The master suite is particularly impressive, featuring its own private living spaces complete with a cozy fireplace and a spacious study that can serve as a tranquil retreat or an inspiring workspace. The carefully crafted architectural elements, including arched accents, large windows that invite natural light, and built-in bookcases, give this home a character that is truly one-of-a-kind, blending the perfect balance of contemporary coastal design with timeless



charm.

The bottom level of the house opens up exciting opportunities as it offers a separate living area, complete with its own kitchen and living spaces, as well as three additional bedrooms and two bathrooms. This space can be utilized for various purposes, whether it's accommodating guests, creating an in-law suite, or even converting it into a rental unit for potential additional income.

With its location just 600 feet from the public beach access, you'll have the white sandy beaches of 30A within easy reach, allowing you to relish in the coastal lifestyle to the fullest. A short stroll in the same direction brings you to the renowned Stinky's Fish Camp and a variety of other Dune Allen attractions and dining selections. The possibilities are endless, making this home not only a stunning residence but also a prime investment opportunity in one of the most coveted areas of the Florida Gulf Coast.

Built in 1997

Essential Information

MLS® #	994089
Sold Price	\$2,300,000
List Price	\$2,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,880
Acres	5.50
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	108 Woodward Drive
Area	17 - 30A West
Subdivision	UNRECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Detached, Oversized
# of Garages	2
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Lock Out, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Dead End, Wetlands, Within 1/2 Mile to Water, Wooded
Roof	Metal
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	226
Zoning	Resid Single Family

Listing Details

Listing Office Compass

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