

\$1,280,000 - 113 Morgans Trail, Santa Rosa Beach

MLS® #996042

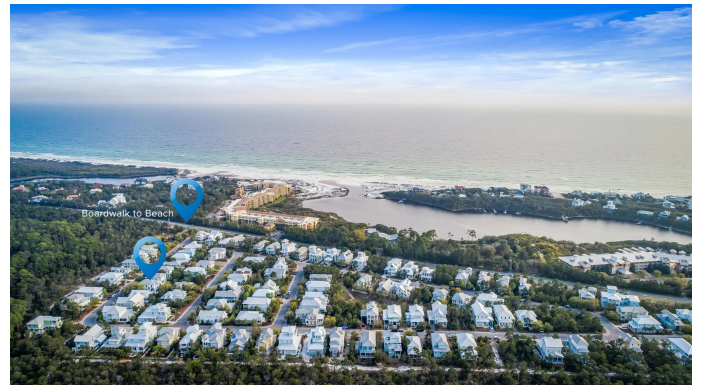
\$1,280,000

4 Bedroom, 3.00 Bathroom, 2,336 sqft

Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH,
Santa Rosa Beach, FL

Priced to Sell in Grayton Beach Welcome to 113 Morgans Trail, a fully furnished turnkey retreat in the gated community of The Preserve at Grayton Beach, with private deeded beach access just steps from your door. Built in 2005 and thoughtfully updated throughout, this 4-bedroom, 3-bath home is equally suited as a full-time residence, second home, or high-performing short-term rental -- with a projected annual rental income near \$93,000. On the main level, a private guest suite with full bath offers flexible space for multi-generational stays or extra rental income. Upstairs, the primary suite opens onto a private full-width porch -- the perfect spot for morning coffee or sunset views. Two additional guest rooms complete the upper level, including a custom-built bunk room with USB charging ports, ideal for families or rental groups. Recent updates include new exterior paint, gas lanterns, fresh interior paint, recessed lighting, new carpet in all upstairs bedrooms, and a newly built back deck for outdoor grilling and entertaining. Smart-home conveniences include a Nest thermostat and first-floor security cameras for peace of mind, whether you're in residence or renting remotely. The Preserve at Grayton Beach offers resort-style amenities: two community pools, tennis courts, an exercise room, a community room, and a short walk or bike ride to the shops, restaurants, and live music of Grayton Beach. Offered fully furnished and



move-in ready.

Built in 2005

Essential Information

MLS® #	996042
Sold Price	\$1,280,000
List Price	\$1,280,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,336
Acres	0.13
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	113 Morgans Trail
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
-----------	--

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Shower
Lot Description	Covenants, Easements, Interior Lot, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	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	202
Zoning	Resid Single Family

Listing Details

Listing Office	30A Coastal Life LLC
----------------	----------------------

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, Copyright2026, All rights reserved.
Listing information last updated on September 13th, 2026 at 2:52am CDT