

\$1,485,000 - 119 Nightcap Street, Santa Rosa Beach

MLS® #990083

\$1,485,000

3 Bedroom, 3.00 Bathroom, 2,183 sqft

Detached Single Family on 0.11 Acres

SEAGROVE 1ST ADDN, Santa Rosa Beach,
FL

Welcome to a truly special Old Seagrove retreat where charm, privacy, and modern comfort come together in a way that rarely becomes available.

Just one and a half blocks to the sugar-white sand and a short stroll to Seaside, this coastal haven sits quietly among mature live oaks that wrap the home in a peaceful treehouse-style setting. Large windows allow natural light to pour through every space while maintaining a quiet sense of privacy, making the home feel both bright and tucked away. Step inside and experience an inviting open layout where 12-foot ceilings, 7-foot windows, and warm all-pine floors set a relaxed coastal tone. The living, dining, and kitchen areas flow effortlessly for gathering and everyday comfort, and the kitchen now includes a double oven that enhances both hosting and day-to-day convenience. The first-floor bathroom has been newly updated, and the flexible first-floor bedroom continues to offer floor-to-ceiling bookcases and a Murphy bed, making it ideal as a guest room, office, or studio.

The second level features two spacious master suites, each with a private bath and porch access. One of the suites now includes a large owner's closet that was thoughtfully added to maximize storage and function. The third-floor tower elevates the experience even



more with Gulf glimpses over the treetops and an outdoor deck recently resurfaced with durable polyconcrete, which creates a stunning space for stargazing or enjoying fireworks drifting over the water.

This home has been maintained and improved with care. Recent upgrades include two new AC systems installed in 2023, an updated electrical panel with surge protection added in 2024, and a brand-new roof completed in November 2025. With 9 feet of space under the home, there is plenty of room for bikes, paddleboards, beach gear, and storage that both full-time residents and vacationers will appreciate.

Outdoor living is one of this property's greatest gifts. With more than 1,000 square feet of porches across multiple levels, including both screened and open spaces, there is always a quiet place to enjoy coffee, unwind with a book, or take in the ocean breeze. The backyard deck invites afternoons in a hammock, casual barbecues, outdoor dining, or tending a small garden. Three-quarters fencing enhances the sense of calm and privacy.

All of this sits on a coveted 50x100 lot in Old Seagrove where you can walk or bike to beach access, Seaside, WaterColor, Publix, banks, local restaurants, and the trails that wind along 30A. It is a rare blend of convenience, character, and coastal lifestyle in one of the most beloved neighborhoods on the Gulf.

Homes with this charm, this privacy, and this level of thoughtful updating are rarely offered. This is the Old Seagrove experience so many dream of but so few ever find.

Buyer to verify all information.

Built in 1998

Essential Information

MLS® #	990083
Sold Price	\$1,485,000
List Price	\$1,645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,183
Acres	0.11
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	119 Nightcap Street
Area	18 - 30A East
Subdivision	SEAGROVE 1ST ADDN
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
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Interior

Interior Features	Breakfast Bar, Bookcases, Fireplace, Owner's Closet
Appliances	Dryer, Microwave, Double Oven, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Level, Within 1/2 Mile to Water
Windows	Window Treatments

Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	296
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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