

\$370,000 - 136 Shore Bird Drive Unit 724, Santa Rosa Beach

MLS® #992976

\$370,000

2 Bedroom, 2.00 Bathroom, 956 sqft
Condominium

Topsail Village Condominium, Santa Rosa Beach, FL

Welcome to this thoughtfully updated, fully furnished condo ideally located on the desirable west end of Scenic Highway 30A. Designed for both comfort and style, this move-in-ready residence features luxury vinyl plank (LVP) flooring throughout, offering durability and a modern coastal aesthetic.

The kitchen has been refreshed with a new refrigerator (2025), along with a newer oven and dishwasher installed in 2023, making it perfect for everyday living or entertaining. A new washer and dryer (2025) add convenience, while the newer HVAC system installed in 2022 provides peace of mind and energy efficiency.

Freshly painted interiors and crown molding in every room elevate the space with a refined finish. The primary bathroom has been beautifully updated with a retiled shower and sleek glass shower enclosure, creating a spa-like retreat.

Located with more than one beach access within one mile and just a short bike ride to the beaches of Topsail Hill Preserve State Park, this condo offers easy access to 30A's renowned beaches, bike paths, dining, and shopping while enjoying a quieter, more relaxed setting. Short-term rentals are



permitted, adding flexibility and investment appeal. The condo also includes two bikes and a private patio storage box for beach gear and outdoor essentials.

Whether you're seeking a primary residence, vacation home, or investment opportunity, this upgraded condo is a standout. Schedule your showing today and experience coastal living at its best.

Certain personal items of the owner will not convey with the sale."

Beach Access & Distances

Topsail Village sits on the west end of 30A in Dune Allen Beach / Santa Rosa Beach, with multiple public beach access points within about a mile or less:

Topsail Hill Preserve State Park - ~0.9-1.0 miles; wide, natural dune beaches with nature trails and a tram shuttle to the shoreline.

Dune Allen Regional Beach Access - ~1.0 mile; includes parking, restrooms, and beach facilities perfect for families.

Fort Panic Regional Beach Access - ~1.2 miles; ADA accessible with amenities and staffed lifeguards in season.

Stallworth Beach Access - ~1.0-1.2 miles; another beautiful sugar-white sand access along 30A.

In total, there are 4 different beach access points within about a mile, all easily reachable by bike or a short drive from Topsail Village Condos.

Nearby Restaurants & Dining (walking or short drive):

3 Sons Bar-B-Q - Across the street, casual BBQ dining

Donut Hole Bakery Cafe - Iconic breakfast &

pastries

Louis Louis - Upscale seafood and steak

Los Ranchero's Mexican Bar & Grill -
Family-friendly Mexican fare

Stinky's Fish Camp - Local seafood with
outdoor seating

Vue on 30A - Upscale coastal cuisine with Gulf
views

Pizza by the Sea - Quick, casual pizza and
comfort food

Built in 2007

Essential Information

MLS® #	992976
Sold Price	\$370,000
List Price	\$397,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	956
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	136 Shore Bird Drive Unit 724
Area	17 - 30A West
Subdivision	Topsail Village Condominium
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Electric, Public Sewer, Public Water
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Interior

Interior Features	Breakfast Bar, Crown Molding, Newly Painted, Owner's Closet, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Outdoor Grill, Balcony
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	261
HOA Fees	1546.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Real Broker LLC
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