

\$1,477,500 - 156 N Bishop Road, Santa Rosa Beach

MLS® #980530

\$1,477,500

3 Bedroom, 3.00 Bathroom, 2,408 sqft

Detached Single Family on 0.29 Acres

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

NO HOA! Deeded Beach Access - Room for Pool - Spacious Lot. This 2018 custom-built, single-level home offers 3 bedrooms, 3 baths, a first-floor den, and approximately 200 square feet of flexible non heated and cooled second-floor space that could be finished as an office, bath, or whatever you envision. Set on a large lot with ample room for a pool, the property also provides a two-car garage plus open parking for more than ten vehicles. A generous 16x26 screened porch invites you to relax and unwind, while the secluded deeded beach access on South Bishop Road is just four blocks away. The home is also conveniently located near Topsail Hill Preserve State Park. Inside, the open living space is accented by a striking wooden beam and encompasses a welcoming living area with a stone-inlay gas fireplace, wet bar, large dining area, and gourmet kitchen. The chef's kitchen is a true highlight, featuring a top-of-the-line gas range, spacious island, and walk-in pantry. Ten-foot ceilings, porcelain plank tile flooring, solid-core and barn doors, crown molding, and custom blackout shades all contribute to the home's sense of elegance and comfort. From the main living area, you can step out to the screened porch to enjoy the 13-foot swim spa and a summer kitchen with grill and burner an outdoor retreat that any chef would dream of. Buyers will also appreciate the stairs leading to the fully foam-insulated attic, providing additional storage or work space. Beach lovers



will enjoy the proximity to a secluded access point near Topsail Park, with opportunities for biking through the park or along scenic 30A. Situated on the west side of 30A in a quaint, tree-lined neighborhood, this property has no HOA fees and rests in a low-risk X flood zone. Additional features include a whole-house water filter, while negotiable items such as an infrared sauna, garage freezer and fridge, washer and dryer, furnishings, and free-standing appliances offer added value and convenience.

Built in 2018

Essential Information

MLS® #	980530
Sold Price	\$1,477,500
List Price	\$1,599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.29
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	156 N Bishop Road
Area	17 - 30A West
Subdivision	BEACH HIGHLAND 1ST ADD
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Guest, Oversized, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Microwave, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Private Yard, Hot Tub, Pool - Enclosed, Outdoor Shower, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	438
Zoning	Resid Single Family

Listing Details

Listing Office	The Agency Northwest Florida Beaches
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