

\$805,000 - 16 Kingfish Street, Santa Rosa Beach

MLS® #994205

\$805,000

4 Bedroom, 3.00 Bathroom, 1,904 sqft

Detached Single Family on 0.08 Acres

BLUE MOUNTAIN BEACH, Santa Rosa Beach, FL

3 MINS TO PRISTINE 30A BEACHES

Air bnb Guests characterize 16 Kingfish as 'stepping into the heart and soul of old 30A' at this captivating recently renovated home.



This 4BR 3BA home is overflowing with personality, styled in Cottage Coastal décor, and has enchanted guests who describe it as 'a timeless coastal retreat with authentic beach-town character.'

2025 additions include white oak LVP throughout, quartz countertops, farm sink, shiplap wall with floating shelves, 65" tv, exterior furniture, updated fireplace tile and fresh exterior and interior paint.

The home is full of natural light and breezy coastal charm—ideal for full-time living, 2nd home or a short term rental. As a short-term rental, projections are estimated at \$76K, which offsets the cost of home ownership. Experience the rare advantage of elevated coastal living in this Blue Mountain Beach property sitting an impressive 26 feet above sea level, a height that surpasses most homes along the Gulf Coast. This natural elevation provides a meaningful layer of protection by helping mitigate flooding risks often associated with lower-lying beach communities.

" Additional Highlights - Optional membership to the Blue Mountain Beach Club at The

Village (~\$2,400/year) includes access to a resort-style pool, fitness center, and shuffleboard enhancing your lifestyle without the commitment of an HOA.

" Unique Opportunity Next Door - Adjacent Lot Available! The neighboring lot is being offered as a first right of refusal to the buyer of 16 Kingfish. The lot presents a rare chance to expand your footprint perfect for adding a garage with carriage house, a courtyard pool, or a private garden retreat.

Built in 2004

Essential Information

MLS® #	994205
Sold Price	\$805,000
List Price	\$857,400
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,904
Acres	0.08
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	16 Kingfish Street
Area	17 - 30A West
Subdivision	BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
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Interior

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

Exterior

Exterior Features	Private Yard, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	224
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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