

\$2,550,000 - 17 Fort Panic Road, Santa Rosa Beach

MLS® #972747

\$2,550,000

2 Bedroom, 2.00 Bathroom, 1,260 sqft
Detached Single Family on 0.25 Acres

VAN WAY BEACH, Santa Rosa Beach, FL

Set on a prime Gulf-front lot along the West End of 30A, this classic beach cottage offers a rare combination of privacy, character, and uninterrupted views of the emerald Gulf and sugar-white sands. Tucked away from the main thoroughfare but still close to top-tier dining, shopping, and outdoor destinations, the property blends timeless Old Florida charm with the best of coastal living.

Designed with simplicity and comfort in mind, the cottage features two well-sized bedrooms â€” each with its own ensuite bath â€” and an open-concept main living area that maximizes both space and views. Natural light floods the interior through large windows, creating a relaxed, airy atmosphere ideal for a true beach retreat. Whether cooking in the efficient, well-equipped kitchen or relaxing in the living space, you're never far from the Gulf's presence.

Outside, a covered porch offers a quiet place to enjoy morning coffee or evening breezes, while a dune-front deck brings you even closer to the shoreline. With private beach access just steps from the door, days here move at the pace of the tide easy, calm, and grounded in nature.

Offered fully furnished and including a complete set of architectural plans for a future build, this property is ready for immediate enjoyment or long-term vision. Whether you're



looking for a peaceful getaway, a strong investment property, or the perfect site to build a custom Gulf-front home, this is a rare opportunity to own a piece of 30A with both charm and potential.

Built in 2000

Essential Information

MLS® #	972747
Sold Price	\$2,550,000
List Price	\$3,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.25
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	17 Fort Panic Road
Area	17 - 30A West
Subdivision	VAN WAY BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf/Pass
Is Waterfront	Yes
Waterfront	Gulf, Gulf/Pass

Interior

Interior Features	Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Wood Siding, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	384
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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