

\$1,225,000 - 172 Sugar Sand Lane, Santa Rosa Beach

MLS® #993432

\$1,225,000

5 Bedroom, 3.00 Bathroom, 2,522 sqft

Detached Single Family on 0.15 Acres

VILLAGE OF SUGAR BEACH, Santa Rosa Beach, FL

Under contract with a 72 hour kick-out clause. Set on a quiet closed-end street just north of Scenic Highway 30A, this well-positioned coastal home offers the rare balance of walkability, privacy, and space. With easy access to multiple beach paths and a forthcoming public beach access with nearby parking, the location places sand, dining, and shopping within a comfortable stroll while remaining comfortably removed from the area's busiest corridors. The home sits on a larger-than-average lot for the area and features five bedrooms plus a bonus loft on a partial third level, creating flexible options for sleeping arrangements, work-from-home needs, or casual gathering space. The fifth bedroom currently functions as a den, while the loft above the primary suite provides an additional retreat ideal for guests or a tucked-away bunk area. Inside, the layout allows everyone to spread out with ease, making it equally appealing as a full-time residence, second home, or vacation rental. Outdoor living is a standout feature. The fenced backyard has been thoughtfully upgraded with maintenance-free turf and centers around a private in-ground pool with a heater for year-round enjoyment. A built-in fire pit and generous patio space create an inviting setting for lounging, grilling, and lingering evenings outdoors, while a dedicated storage shed adds practical convenience for beach gear and owner storage.



Recent improvements add peace of mind and value, including new range and refrigerator in 2020, full interior and exterior paint in 2021, a new washing machine in 2023, and a new water heater and HVAC system in 2024. When quiet moments call, retreat to the privacy of your own backyard oasis. When the mood turns social, the community pool offers an easy change of pace. With strong rental potential, generous indoor and outdoor space, and an ideal location close to Seaside yet comfortably away from the crowds, this property presents a compelling opportunity to enjoy coastal living on your own terms.

Built in 2002

Essential Information

MLS® #	993432
Sold Price	\$1,225,000
List Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,522
Acres	0.15
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	172 Sugar Sand Lane
Area	18 - 30A East
Subdivision	VILLAGE OF SUGAR BEACH
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code	32459
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Amenities

Utilities	Electric
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	225
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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