

\$1,250,000 - 178 Woodland Bayou Drive, Santa Rosa Beach

MLS® #992080

\$1,250,000

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Detached Single Family on 2.72 Acres

WOODLAND BAYOU ESTATES, Santa Rosa Beach, FL

Set along the quiet curves of Turtle Creek, this rare waterfront offering unfolds across nearly three acres of wooded privacy, with approximately 270 feet of frontage on a deep-water stream. Towering mature trees frame the setting, creating a park-like environment that feels timeless and secluded while offering direct access by boat to Hogtown Bayou and Choctawhatchee Bay. With a dock and boathouse already in place, the property invites a lifestyle shaped by calm mornings on the water and effortless year-round navigation. The existing residence is a custom-built carriage house finished in classic brick and Hardie siding. Elevated living defines the second floor, where reclaimed barn-wood floors ground the main living area and the primary suite in warmth and character. From this vantage point, the home feels suspended among the trees, offering a peaceful, treehouse-like perspective with leafy views in every direction. The layout was thoughtfully designed to support future expansion, originally envisioned as a guest house once a primary residence is constructed on the property. On the ground level, the heated and cooled garage has been converted into additional living space with bedrooms, laundry, and a secondary living area. This space was intentionally built so it can be easily returned to garage use once a larger home is



completed, preserving flexibility for future plans. Two additional structures expand the possibilities. A 12-by-36-foot building includes 240 square feet of finished, climate-controlled space currently used as a casual retreat, with the remaining area dedicated to storage. A fully enclosed pole barn measuring 24 by 36 feet offers ample room for equipment, vehicles, or workshop needs. Seller-held plans allow for the option to significantly expand the existing structure by doubling the heated and cooled square footage and adding 810 square feet of covered parking. The property is offered as-is, with the seller willing to manage the proposed addition for a fee, creating a rare opportunity to shape a legacy waterfront estate while enjoying immediate use of the property and its natural surroundings.

Built in 2004

Essential Information

MLS® #	992080
Sold Price	\$1,250,000
List Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	2.72
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	178 Woodland Bayou Drive
Area	16 - North Santa Rosa Beach

Subdivision	WOODLAND BAYOU ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Electric, Public Sewer, Public Water
Parking	Boat, RV Access/Parking, Covered
# of Garages	4
Is Waterfront	Yes
Waterfront	Canal Access, Creek
Has Pool	Yes
Pool	In Ground

Interior

Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Boat Slip, Boatlift, Dock
Lot Description	Level, Wooded
Roof	Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	253
Zoning	Resid Single Family
HOA Fees	150
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of

Realtors, Copyright2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 3:22am CDT