

\$2,900,000 - 204 Sandstone Street, Santa Rosa Beach

MLS® #986708

\$2,900,000

10 Bedroom, 11.00 Bathroom, 6,687 sqft

Detached Single Family on 0.33 Acres

Beachview Heights, Santa Rosa Beach, FL

****\$318,000+ IN RENTAL REVENUE IN 2024****

****SELLER OFFERING UP TO \$50,000
TOWARDS CLOSING COSTS OR 2-1 BUY
DOWN OF INTEREST RATE WITH
ACCEPTED OFFER****



Positioned on the West End of 30A, this exceptional property combines luxury, privacy, and incredible income potential, making it a true gem for discerning investors. Spanning nearly 6,700 square feet on a generous 1/3-acre lot, this stunning residence generated \$318,000+ in rental revenue in 2024, offering one of the best returns you'll find anywhere on 30A. Recent improvements have elevated both form and function, including new flooring, an expanded pool deck, a brand-new paved driveway, refreshed front landscaping for enhanced curb appeal, perimeter privacy fencing and gate, and newly laid sod in the backyard--creating a lush, versatile space perfect for outdoor games, private gatherings, or even the addition of a fire pit or garden.

This expansive home features 10 spacious bedrooms each with its own ensuite bathroom and a total of 11 bathrooms, accommodating over 30 guests comfortably across three beautifully appointed levels. With panoramic views of the Gulf of Mexico from the third level and newly added fourth-floor tower, this residence promises breathtaking sunsets and serene landscapes of Tops'l State Park, which

borders the property for enhanced privacy. Multiple expansive, covered balconies provide the perfect vantage point to enjoy the lush natural surroundings. Step outside to an inviting, newly redone private pool area, complete with a spacious patio, a bar, and a poolside kitchen for seamless entertaining. Indoors, guests can enjoy an expansive game room equipped with ping pong, billiards, and arcade games, multiple televisions and seating areas, as well as a dedicated workout and yoga space.

Ideal for both relaxation and entertainment, the home boasts full kitchens on the second and third levels, complemented by the convenient poolside kitchen. Multiple nearby public beach access points with parking make it easy to enjoy the pristine gulf beaches and sugar sand, while local dining at beloved spots like Three Son's BBQ and Stinky's Fish Camp, along with shopping at Gulf Place, are just minutes away. This rare opportunity combines unparalleled comfort and income-generating potential in one of 30A's most desirable locations making it a truly extraordinary investment.

Built in 1996

Essential Information

MLS® #	986708
Sold Price	\$2,900,000
List Price	\$2,995,000
Bedrooms	10
Bathrooms	11.00
Full Baths	10
Half Baths	1
Square Footage	6,687
Acres	0.33
Year Built	1996

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	204 Sandstone Street
Area	17 - 30A West
Subdivision	Beachview Heights
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Water
View	Gulf, Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Private Yard, Sprinkler System
Lot Description	Interior Lot, Level, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website 346
Zoning Resid Single Family

Listing Details

Listing Office Compass

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 10:22am CDT