

\$1,150,000 - 207 Beachfront Trail Unit 12, Santa Rosa Beach

MLS® #995646

\$1,150,000

2 Bedroom, 3.00 Bathroom, 1,178 sqft
Townhouse

BEACHFRONT T/H, Santa Rosa Beach, FL

Unobstructed Gulf-front views and direct beach access off the deck define this exceptional Seagrove townhouse, where you can step directly from your private deck into the sand. Positioned in the heart of 30A yet tucked into a far quieter stretch of coastline, the setting offers the rare combination of privacy, convenience, and true beachfront living. The residence has been fully remodeled to the studs and is offered completely furnished--every detail professionally designed and thoughtfully curated. The open kitchen and living area, along with the primary suite, are oriented to capture sweeping Gulf views, creating a seamless connection between indoor living and the shoreline beyond. Designed for both comfort and performance, the Townhouse sleeps six comfortably, with flexibility to accommodate up to eight. It operates as a turnkey short-term rental with a proven track record, consistently generating almost \$100,000 annually in bookings and maintaining flawless guest ratings driven largely by the unmatched ease of stepping straight onto the beach. Ideally located just a two-mile bike ride to The Big Chill and perfectly situated between WaterColor and Rosemary Beach, the property offers access to the best of 30A while remaining comfortably secluded. Keyless entry and high-speed Wi-Fi further enhance the lock-and-leave convenience. Whether as a



high-performing investment or a refined second home, this Gulf-front residence has been immaculately maintained and is truly turnkey in every sense. (2026 calendar is already booking out quickly, seller would prefer buyer to honor those bookings, but not a hard requirement)

Built in 1983

Essential Information

MLS® #	995646
Sold Price	\$1,150,000
List Price	\$1,199,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,178
Year Built	1983
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	207 Beachfront Trail Unit 12
Area	18 - 30A East
Subdivision	BEACHFRONT T/H
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf, Lake

Interior

Interior Features	Breakfast Bar, Owner's Closet, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	207
Zoning	Resid Multi-Family

Listing Details

Listing Office	The Mary Stephens Team
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