

\$865,248 - 208 Channel Shoal Drive Lot 5, Santa Rosa Beach

MLS® #964984

\$865,248

5 Bedroom, 5.00 Bathroom, 2,963 sqft
Detached Single Family

The Shoal, Santa Rosa Beach, FL

****Rates as low as 4.5%, terms and conditions apply.**** Welcome to The Shoal, a brand-new neighborhood where tranquility meets convenience. Nestled on the fringes of the expansive Point Washington State Park, this community boasts 30 thoughtfully designed homesites, each strategically laid out to provide residents with a sense of privacy and a connection to nature. The Shoal is conveniently located a short drive to Seaside, Grayton Beach and 30a. These spacious homes are designed to harmonize with the unique esthetics of the area boasting earthy tones, a community pond, and half of the lots backing up to state park. The Trenton floor plan offers 5 bedrooms and 4.5 baths with an open living concept downstairs and a spacious loft area upstairs. This home comes with amazing standard features such as a metal roof, impact windows/doors, quartz countertops, LVP floors throughout all of the common areas/bedrooms, 8 ft doors, and a gas range and vented hood in the kitchen just to name a few! Homeowners have the ability to choose their finishes and upgrades at their design appointment. Other notable upgrade options would be a free-standing tub in the master bath and a sunroom option downstairs. ****Prices may vary based on upgrades and lot selection. This listing shows the base price of this home with the lot premium included.** Photos are not of this exact home. Renderings



show potential exterior paint color options**

Built in 2024

Essential Information

MLS® #	964984
Sold Price	\$865,248
List Price	\$866,950
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,963
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	208 Channel Shoal Drive Lot 5
Area	19 - Point Washington
Subdivision	The Shoal
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Lot Description	Cul-De-Sac
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	634
Zoning	Resid Single Family
HOA Fees	100
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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