

\$1,300,000 - 221 San Juan Avenue, Santa Rosa Beach

MLS® #1003183

\$1,300,000

4 Bedroom, 5.00 Bathroom, 2,500 sqft

Detached Single Family on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach,
FL

In the heart of Seagrove, just steps from the sand, local dining, shopping and the 30A bike path, this beautifully updated beach cottage offers the kind of easy coastal living that makes every day feel intentional. With deeded beach access and use easement granted to Gulf Shore Manor property owners, the four-bedroom, four-and-a-half-bath residence places the best of 30A close at hand while preserving a sense of privacy at home. Inside, natural light fills the open-concept kitchen, living and dining areas, creating an inviting setting for everyday comfort, relaxed entertaining and time spent together after a day at the beach. Tile flooring extends throughout the first floor, where the spacious primary suite offers a quiet retreat with a remodeled spa-inspired bath featuring a walk-in shower, soaking tub and soapstone countertops. An additional first-floor bedroom and bath, with gas fireplace, enhances the home's flexibility for guests, extended family or multi-generational living.

The kitchen is both polished and practical with soapstone countertops, a Kohler sink, gas range and generous workspace designed for gathering. Outdoors, the private heated saltwater pool, expansive pool deck, separate hot tub and covered eat-up bar area create a resort-style setting made for slow mornings, sunny afternoons and casual evenings under the palms. A newly built outdoor shower, completed in 2025, adds another thoughtful



touch for beach days. Beautiful landscaping, privacy shrubs, strong curb appeal and a paver circular driveway with additional side parking complete the setting, while a large outdoor storage shed offers ample room for bikes, beach gear and pool essentials. Additional features include a tankless water heater, abundant storage and a highly sought-after Seagrove address along Scenic Highway 30A. Never rented by the current owners, this inviting cottage is well-suited as a primary residence, second home, or vacation rental opportunity in one of 30A's most walkable coastal enclaves.

Built in 2002

Essential Information

MLS® #	1003183
Sold Price	\$1,300,000
List Price	\$1,399,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,500
Acres	0.15
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	221 San Juan Avenue
Area	18 - 30A East
Subdivision	GULF SHORE MANOR
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Utilities Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool Yes
Pool Heated, In Ground

Interior

Interior Features Crown Molding, Vaulted Ceiling(s), Fireplace, Owner's Closet, Washer/Dryer Hookup, Woodwork Painted
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Gas Water Heater
Heating Central, Gas - Natural
Cooling Central Air, Ceiling Fan(s)
Fireplace Yes
Fireplaces Fireplace Gas
of Stories 2

Exterior

Exterior Features Hot Tub, Pool - Enclosed, Outdoor Shower, Sprinkler System, Yard Building
Lot Description Dead End, Interior Lot, Level, Sidewalk, Within 1/2 Mile to Water
Windows Double Pane Windows
Roof Metal
Construction Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation Slab

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 121
Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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