

\$2,050,007 - 226 Magnolia Street, Santa Rosa Beach

MLS® #984877

\$2,050,007

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Detached Single Family on 0.16 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

Tucked into the heart of Grayton Beach—where bikes outnumber cars, oak limbs arch over sandy lanes, and the locals lovingly say 'nice dogs, strange people'—this charming coastal home channels the neighborhood's creative spirit. Sunlit gathering spaces flow into a crisp, beach-ready kitchen made for coffee at dawn and seafood suppers after sunset. Breezy porches invite lazy afternoons, while the private backyard is perfect for rinsing off after a Western Lake paddle or Gulf swim. Thoughtful updates keep the living easy, highlighted by a new metal roof installed in 2024 for years of peace of mind. Inside, you'll find relaxed finishes, generous bedrooms for weekend crew or long stays, and nooks that feel tailor-made for books, guitars, and sandy flip-flops. For investors or part-time owners, the home now boasts a newly proven rental history that's performing strongly and momentum that should only grow as it gains repeat guests and exposure. Step out the front door and you're moments from beloved Grayton hangouts, the dunes and trails of Grayton Beach State Park, and those legendary, watercolor sunsets that make locals stay forever. Crafted for people who prize character over cookie-cutter, this home offers the rare combination of comfort, personality, and an address that's pure 30A magic.



Built in 1984

Essential Information

MLS® #	984877
Sold Price	\$2,050,007
List Price	\$2,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,773
Acres	0.16
Year Built	1984
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	226 Magnolia Street
Area	17 - 30A West
Subdivision	GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal

Construction Siding CmntFbrHrdBrd

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 370
Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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