

\$790,000 - 260 Sugar Sands Drive, Santa Rosa Beach

MLS® #997550

\$790,000

4 Bedroom, 4.00 Bathroom, 2,360 sqft

Detached Single Family on 0.11 Acres

Sugar Sands Estates, Santa Rosa Beach, FL

Located on a quiet cul-de-sac within a peaceful community surrounded by the natural beauty of Point Washington State Forest, this 4-bedroom, 3.5-bath home built by one of 30A's premier builders, BC Luxury Homes, offers a rare combination of privacy, nature, and convenience just minutes from the beaches of 30A. Residents enjoy a neighborhood clubhouse, pool, and pond, along with nearby walking and biking trails through the forest. Multiple public beach accesses, restaurants, shopping, and Sacred Heart Hospital are all just a short drive away.

A long cobblestone paver driveway welcomes you to the home, where a bright and open interior is filled with natural light and calming forest views. The main living area flows seamlessly into the kitchen, creating a comfortable and inviting space for both everyday living and entertaining.

The kitchen features quartz countertops, stainless steel appliances, and a large center island with abundant storage. A thoughtfully designed pantry includes a coffee bar and additional appliance storage for added convenience.

The floor plan offers flexibility and comfort, including a first-floor ensuite bedroom ideal for guests. Upstairs, the primary suite features elegant tray ceilings, a spacious walk-in closet, and a vaulted bath complete with a soaking



tub, water closet, and an impressive seven-foot tiled shower.

Two of the upstairs bedrooms share access to a private balcony overlooking the preserve, a peaceful spot to enjoy sunrise views and watch local wildlife.

Additional highlights include a garage with built-in storage and workspace, as well as a well-designed laundry room with cabinetry, counter space, hanging area, and over-door storage.

A durable metal roof and easy-maintenance landscaping further enhance the home's long-term convenience and appeal.

This is a rare opportunity to enjoy bright, comfortable coastal living in a quiet neighborhood surrounded by nature - yet just minutes from the beach.

No short-term rentals permitted.

Built in 2023

Essential Information

MLS® #	997550
Sold Price	\$790,000
List Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,360
Acres	0.11
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman

Status	Sold
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Community Information

Address	260 Sugar Sands Drive
Area	17 - 30A West
Subdivision	Sugar Sands Estates
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Heat Pump
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Windows	Window Treatments
Roof	Metal
Construction	Frame, Roof Pitched, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	187
Zoning	Resid Single Family

Listing Details

Listing Office

EXP Realty LLC

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Listing information last updated on September 13th, 2026 at 9:07am CDT