

\$650,000 - 272 Blue Gulf Drive, Santa Rosa Beach

MLS® #994555

\$650,000

2 Bedroom, 2.00 Bathroom, 1,187 sqft

Detached Single Family on 0.23 Acres

GULF HILLS ESTATES UNREC, Santa Rosa Beach, FL

A rare Emerald Coast offering in the heart of Historic Grayton Beach, this exquisitely renovated and fully furnished beach cottage is set on a .23-acre lot at the end of a quiet cul-de-sac, delivering privacy, charm, and effortless access to the coast. Thoughtfully curated and expertly presented, the home reflects a level of quality and attention to detail synonymous with premier Emerald Coast properties.

Designed for relaxed yet refined coastal living, the residence features laminate and tile flooring throughout, granite kitchen countertops, stainless steel appliances, and tasteful finishes that blend classic beach character with modern comfort. Outdoor highlights include an exterior shower, abundant parking, and generous space for gathering after days spent on the water or sand. With No HOA, this property offers exceptional flexibility ideal as a high-performing short-term rental, primary residence, or second home. Enjoy proximity to public beaches, fishing, and the vibrant Emerald Coast lifestyle, with nearby shopping, dining, and local favorites easily accessible by golf cart, bike, or short drive.

Fully furnished and move-in ready, opportunities like this are increasingly rare in Grayton Beach. This is a true Emerald Coast gem authentic, investment-worthy, and



perfectly positioned in one of Florida's most sought-after coastal communities.

Built in 1978

Essential Information

MLS® #	994555
Sold Price	\$650,000
List Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	0.23
Year Built	1978
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	272 Blue Gulf Drive
Area	17 - 30A West
Subdivision	GULF HILLS ESTATES UNREC
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Interior

Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower
Lot Description	Dead End, Survey Available
Construction	Siding Vinyl
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Days on Website	221
Zoning	Resid Single Family

Listing Details

Listing Office	1st Class Real Estate Lanier Group
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