

\$818,000 - 296 Channel Shoal Drive Lot 11, Santa Rosa Beach

MLS® #987042

\$818,000

5 Bedroom, 5.00 Bathroom, 2,508 sqft
Detached Single Family on 0.25 Acres

THE SHOAL, Santa Rosa Beach, FL

MOVE IN READY!!!! Welcome to The Shoal, a thoughtfully designed new neighborhood where tranquility meets convenience. Nestled along the edge of the expansive Point Washington State Park, this intimate community offers 30 carefully planned homesites, each providing a sense of privacy and a seamless connection to nature. Ideally located just a short drive from Seaside, Grayton Beach, and scenic Highway 30A, The Shoal offers residents the perfect balance of peaceful surroundings and easy access to the area's most beloved coastal destinations.

Homes in The Shoal are crafted to complement the natural beauty of the area, featuring earthy tones, a serene community pond, and the unique benefit of half the lots backing directly onto state park land. The Chopin floor plan boasts 5 bedrooms and 4.5 bathrooms, with an open-concept living space on the main level and a spacious upstairs loft, ideal for a media room, play area, or second living space.

Each home includes high-end standard features such as durable metal roofs, impact-rated windows and doors, quartz countertops, luxury vinyl plank flooring throughout all common areas and bedrooms, 8 ft. interior doors, and a gas range with a vented hood in the kitchen. Homebuyers also have the opportunity to personalize their new



home by selecting finishes and upgrades during a dedicated design appointment. With its unbeatable location, natural surroundings, and thoughtfully designed homes, The Shoal offers a rare opportunity to experience the best of life in Santa Rosa Beach.

****Prices may vary based on upgrades and lot selection. This listing shows the base price of this home. Photos are not of this exact home. Home does not come furnished.****

Built in 2025

Essential Information

MLS® #	987042
Sold Price	\$818,000
List Price	\$849,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,508
Acres	0.25
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	296 Channel Shoal Drive Lot 11
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, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

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

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	341
Zoning	Resid Single Family
HOA Fees	100
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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