

\$1,525,000 - 303 Morgans Trail, Santa Rosa Beach

MLS® #994967

\$1,525,000

4 Bedroom, 5.00 Bathroom, 2,692 sqft

Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH,
Santa Rosa Beach, FL

Located in the gated Preserve at Grayton Beach, this beautifully crafted coastal retreat built by Vlahos, DeBogory & Tuck offers refined living on 30A. Built in 2020, this 4 BR/4.5 BA residence features an open-concept floor plan and designer kitchen with quartz countertops, custom cabinetry, Thermador gas range/dishwasher and Bosch refrigerator. The main-level primary suite provides a peaceful escape, while upstairs there is an additional living room and three bedrooms. The home offers impact-rated windows and doors, a one-car garage, and a screened-in back porch. The community features private beach access, two pools, tennis and pickleball courts, and is just minutes from Grayton Beach and Seaside. Beach front chair and umbrella setup included through 2026 season. The home has a strong rental history with excellent reviews.



Built in 2020

Essential Information

MLS® #	994967
Sold Price	\$1,525,000
List Price	\$1,595,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,692
Acres	0.13
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	303 Morgans Trail
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	1

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Windows	Double Pane Windows, Storm Window(s)
Roof	Metal
Construction	Foundation Off Grade, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast

High South Walton

Additional Information

Days on Website 215

Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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