

\$855,000 - 33 Channel Shoal Drive Lot 21, Santa Rosa Beach

MLS® #1004201

\$855,000

4 Bedroom, 3.00 Bathroom, 2,613 sqft
Detached Single Family on 0.22 Acres

The Shoal, Santa Rosa Beach, FL

Welcome to The Shoal, a thoughtfully curated new neighborhood where peaceful surroundings & everyday convenience come together. Tucked along the edge of the expansive Point Washington State Park, this intimate community features just 30 homesites, each carefully planned to offer a sense of privacy, space, and a seamless connection to nature. Located only a short drive from Seaside, Grayton Beach, and the iconic 30A corridor, The Shoal places you near some of the Emerald Coast's most beloved destinations while still providing a quiet, nature-inspired retreat. Designed to reflect the natural beauty of the area, homes in The Shoal feature earthy tones, a tranquil community pond, and many homesites that back directly onto preserved state park land. The Venice floor plan offers 3-4 bedrooms and 3 full baths, with an open-concept main living area, a bright sunroom downstairs, and a spacious loft upstairs, perfect for an additional living space, office, or playroom. High-end features come standard, including a metal roof, impact-rated windows and doors, quartz countertops, luxury vinyl plank flooring throughout all common areas and bedrooms, 8-foot doors on the main level, and a gas range with a vented hood in the kitchen. Homeowners also enjoy the opportunity to personalize their new home by selecting finishes and upgrades during their design



appointment, making each home in The Shoal as unique as its setting. *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 2026

Essential Information

MLS® #	1004201
Sold Price	\$855,000
List Price	\$855,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,613
Acres	0.22
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	33 Channel Shoal Drive Lot 21
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
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting,
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	Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Interior Lot
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	110
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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