

\$799,000 - 346 E Mitchell Avenue, Santa Rosa Beach

MLS® #1006367

\$799,000

3 Bedroom, 3.00 Bathroom, 1,683 sqft

Detached Single Family on 0.15 Acres

GRAYTON BAYOU, Santa Rosa Beach, FL

Tucked away in Point Washington, just steps from the Choctawhatchee Bay, this custom-built home offers a rare blend of coastal charm, thoughtful design, and timeless character. Nestled along a brick-paved cul-de-sac road beneath majestic oak trees draped in Spanish moss, the setting feels distinctly Old Florida. Enjoy bay views from the spacious front porch, where dolphins, pelicans, and bald eagles are frequent visitors. Spend afternoons paddleboarding or kayaking from the bay access, then end the day with unforgettable sunsets from the neighborhood dock.

Inside, quality craftsmanship and thoughtful upgrades shine throughout, including 10-foot ceilings, 8-foot doors, upgraded GE Monogram appliances, natural gas cooking, and an undercounter kitchen ice maker for added convenience. Additional premium features include a whole-house natural gas generator, insulated interior bedroom walls for enhanced quiet, and TimberTech composite tongue-and-groove porch decking designed for lasting beauty and low maintenance. The primary bath offers a spa-like retreat with a large soaking tub, rain shower, and body jets.

From the screened back porch to the hydrangea-lined entry, every detail reflects comfort, quality, and effortless coastal living. Though it feels worlds away, this coastal retreat is less than 10 minutes from the



sugar-white beaches of 30A and beloved destinations like Grayton Beach State Park, offering a rare balance of privacy and convenience.

If you've been searching for a place where life feels a little slower and sunsets hit a little harder, you may have found it. Come experience the feeling for yourself.

An additional adjacent 0.15-acre lot is also available for purchase, offering the opportunity to expand to approximately 0.30 acres of private coastal living.

Contact us for a private tour.

All information is deemed reliable and provided for informational purposes; buyers are encouraged to independently verify all details.

Built in 2022

Essential Information

MLS® #	1006367
Sold Price	\$799,000
List Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,683
Acres	0.15
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	346 E Mitchell Avenue
Area	19 - Point Washington

Subdivision	GRAYTON BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural
Parking	Garage Door Opener, Garage
View	Bay

Interior

Interior Features	Crown Molding, Kitchen Island
Appliances	Dishwasher
Heating	Central, Gas - Natural
Cooling	Gas, Ceiling Fan(s)
# of Stories	1

Exterior

Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	89
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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