

\$890,000 - 38 Channel Shoal Drive Lot 28, Santa Rosa Beach

MLS® #989017

\$890,000

5 Bedroom, 5.00 Bathroom, 2,963 sqft
Detached Single Family on 0.26 Acres

The Shoal, Santa Rosa Beach, FL

MOVE-IN READY & \$14K FLEX CASH!!

Welcome to The Shoal, a beautifully designed new community where natural surroundings & modern coastal living come together seamlessly. Tucked along the edge of Point Washington State Park, this intimate neighborhood features 30 thoughtfully planned homesites, many offering enhanced privacy & serene natural views, with select lots backing directly to the state park or overlooking the community pond. This Trenton floor plan offers 5 bedrooms & 4.5 baths, showcasing an open-concept main living area perfect for entertaining, along with a generous upstairs loft ideal for a secondary living space, home office, or media room. The home includes an impressive array of standard features, including a metal roof, impact-resistant windows & doors, quartz countertops, luxury vinyl plank flooring throughout all common areas and bedrooms, 8-foot interior doors, and a gas range with vented hood in the kitchen. Homeowners have the opportunity to personalize finishes & select upgrades during the design appointment, with popular options such as a freestanding tub in the primary bath & a sunroom addition on the main level.

Ideally located just a short drive from Seaside, Grayton Beach, and Scenic Highway 30A, The Shoal provides convenient access to world-class beaches, dining, and shopping



while maintaining a peaceful, nature-inspired setting. The community's architecture reflects the area's unique aesthetic with warm, earthy tones that blend effortlessly into the surrounding landscape.

Photos are for illustrative purposes only and may not represent the actual home.

Built in 2025

Essential Information

MLS® #	989017
Sold Price	\$890,000
List Price	\$913,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,963
Acres	0.26
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	38 Channel Shoal Drive Lot 28
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
Parking	Garage Door Opener

of Garages 2

Interior

Interior Features Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup

Appliances Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater

Heating Central, Gas - Natural

Cooling Central Air

of Stories 2

Exterior

Lot Description Corner Lot

Windows Double Pane Windows

Roof Metal

Construction Frame, Siding CmntFbrHrdBrd

Foundation Slab

School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

Additional Information

Days on Website 312

Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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