

\$2,250,000 - 4 Dock Trl Lane, Santa Rosa Beach

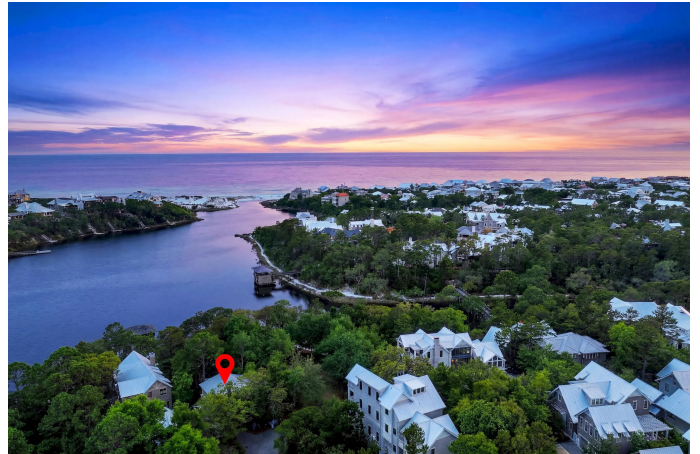
MLS® #1002601

\$2,250,000

1 Bedroom, 1.00 Bathroom, 621 sqft
Detached Single Family on 0.13 Acres

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

Tucked within the exclusive gated, non-rental community of Draper Lake Coastal Village, this extraordinary homesite with its standalone carriage house offers one of the rarest ownership opportunities on all of 30A. Perfectly positioned on one of the highest elevations in Blue Mountain Beach, this remarkable property captures sweeping views of Draper Lake, protected coastal dunes, and the Gulf, delivering an incredibly rare combination of lake, nature preserve, and beach lifestyle in one exceptional setting. What truly sets this property apart is its exceptional rarity. It is one of the only lots in Draper Lake with just one neighboring homesite, bordered by protected greenspace and the Butterfly Garden, creating an unmatched sense of privacy and openness. The property also enjoys direct access to one of the community's highly coveted boathouses, offering effortless access for paddleboarding, kayaking, canoeing, fishing, and exploring Draper Lake's rare coastal dune lake ecosystem. The existing standalone carriage house is itself a remarkable asset, an opportunity that can no longer be replicated under current development guidelines. Combined with included custom home plans and the ability to build up to three stories, this property offers extraordinary flexibility to immediately enjoy as a luxurious coastal retreat while preserving the opportunity to create a future legacy home with breathtaking



lake and Gulf views from multiple levels. Surrounded by protected natural beauty, scenic walking paths, and close proximity to the Long Leaf Pine Greenway and extensive nature trails, this homesite embodies the charm of Old Florida while offering the privacy, exclusivity, and architectural consistency that define Draper Lake Coastal Village. Here, residents enjoy a lifestyle where adventure and tranquility seamlessly coexist--walk or bike to nearby dining and shopping, launch directly onto the lake, access a protected beach, or simply enjoy the peaceful surroundings of one of the most beautiful and ecologically preserved settings along 30A. Its location is equally compelling--quietly tucked away from the congestion of 30A, yet ideally situated in the heart of Blue Mountain Beach with easy access to the very best of the Emerald Coast. This unique property is perfectly suited for a wide range of buyers, from adventurous families seeking an active coastal lifestyle, to retirees desiring serenity and beauty, to those seeking a legacy property with future expansion potential. Whether enjoyed today as an elegant low-maintenance getaway or transformed into a world-class custom estate, this homesite represents one of the most unique and compelling offerings currently available on Draper Lake.

For buyers seeking privacy, protected views, natural beauty, architectural integrity, and an irreplaceable position within one of 30A's most special communities, this is truly a generational opportunity. Properties of this caliber, uniqueness, and future potential rarely come to market.

Built in 2015

Essential Information

MLS® #	1002601
Sold Price	\$2,250,000

List Price	\$2,250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	621
Acres	0.13
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	4 Dock Trl Lane
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
# of Garages	2
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), In-Law Floorplan
Appliances	Microwave, Refrigerator, Electric Water Heater
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Shower
Lot Description	Covenants, Within 1/2 Mile to Water, Wooded
Construction	Shake Siding

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	128
Zoning	Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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