

\$1,399,000 - 46 Brown Street, Santa Rosa Beach

MLS® #994937

\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,444 sqft

Detached Single Family on 0.28 Acres

N/A, Santa Rosa Beach, FL

Ideally positioned in the heart of Seagrove Beach just off Eastern Lake, 46 Brown Street captures the timeless 30A lifestyle in one of the most desirable and nostalgic pockets along the coast. Located south of 30A and only moments from the sugar-white sand and Gulf waters, this property offers a rare combination of location, lot size, and true outdoor living.

Set on an oversized, lush homesite, the home features multiple living areas, a private pool, and a flexible layout ideal for a primary residence, second home, or investment property. Recent renovations have updated key interior spaces while maintaining the relaxed coastal feel buyers seek. please request rental information. Outdoors, the expansive yard and tropical landscaping create a private retreat perfect for long days spent at the beach, followed by sunset evenings, poolside gatherings, and classic 30A shrimp boils under the palms.

From this central location, you are a short bike ride to Seaside, WaterColor, The Hub, and many of 30A's most iconic dining, shopping, and entertainment destinations while still enjoying the charm and quiet character that make Seagrove Beach so special.

A standout opportunity offering space, lifestyle, and strong long-term appeal in the heart of 30A.



Built in 1998

Essential Information

MLS® #	994937
Sold Price	\$1,399,000
List Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,444
Acres	0.28
Year Built	1998
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Sold

Community Information

Address	46 Brown Street
Area	18 - 30A East
Subdivision	N/A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water, Tap Fee Paid
# of Garages	2
View	Gulf

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concr
Lot Description	Dead End, Within 1/2 Mile to Water
Roof	Concrete
Construction	Stucco

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	Christies International Real Estate Emerald Coast
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