

# \$1,975,000 - 535 N Church Street, Santa Rosa Beach

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MLS® #997873

**\$1,975,000**

4 Bedroom, 3.00 Bathroom, 2,526 sqft  
Detached Single Family on 10.00 Acres

NO RECORDED SUBDIVISION, Santa Rosa Beach, FL

Set behind a gated entrance on ten private acres just north of Scenic Highway 30A, this thoughtfully upgraded coastal home offers a rare opportunity to enjoy expansive estate living just minutes from the beach. Surrounded by lush foliage and abundant wildlife, the property combines refined design, outdoor recreation, and future development potential in a setting that feels worlds away while remaining close to everything Santa Rosa Beach has to offer.

The four-bedroom, three-bathroom residence was designed with both everyday comfort and effortless entertaining in mind. Inside, an open concept floor plan centers on a spacious gourmet kitchen featuring a large standalone island, a wine and coffee bar, an ice maker, and a fully customized walk-in pantry. The living area creates a warm focal point with pine-inlay vaulted ceilings and a stacked-stone fireplace, accented by custom shelving. A dedicated office or flex space sits just off the main living area, offering versatility for work, hobbies, or additional guest accommodations.

Outdoor living is elevated through a vaulted screened-in patio that extends seamlessly from the back of the home. This inviting space features a wood-burning fireplace, lounge seating, and a dining area ideal for gatherings throughout the year. Beyond the patio, the property unfolds into a resort-style outdoor



retreat complete with a large in-ground pool, tiki hut and bar, hot tub, and raised garden beds. Whether hosting friends, relaxing under the stars, or tending to the garden, the grounds provide a lifestyle centered on space and fresh air.

Recent upgrades have further enhanced the property, including full interior and exterior paint, updated lighting and fixtures, custom pantry and storage improvements, and refinished porches in durable Extira wood. The detached four-bay garage has been fully renovated with insulation, HVAC, workshop space, and upgraded lighting, creating a highly functional environment for hobbies, creative projects, or content production.

Additional features include a mudroom with extra storage and a dedicated dog washing station, a whole house generator, RV electric hookups, generous boat and trailer parking, a charming garden shed, and an additional outbuilding ideal for tools, equipment, or small livestock.

For those seeking long term flexibility, the property also presents exceptional future potential. Potential to divide the undeveloped rear five acres into two 2.5-acre homesites with existing easement access allowing up to three additional residences, with an existing easement in place for convenient access.

Despite its peaceful setting, the estate remains close to local amenities. Cessna Landing boat launch is just minutes away for easy access to the bay, while nearby shopping, dining, and the renowned sugar white beaches of 30A are only a short drive away.

Private, spacious, and thoughtfully improved, this one-of-a-kind property offers a rare blend

of acreage, luxury, and coastal convenience.

Furniture is negotiable.

Built in 2019

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 997873                 |
| Sold Price     | \$1,975,000            |
| List Price     | \$2,250,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,526                  |
| Acres          | 10.00                  |
| Year Built     | 2019                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Sold                   |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 535 N Church Street         |
| Area        | 16 - North Santa Rosa Beach |
| Subdivision | NO RECORDED SUBDIVISION     |
| City        | Santa Rosa Beach            |
| County      | Walton                      |
| State       | FL                          |
| Zip Code    | 32459                       |

### **Amenities**

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water                                     |
| Parking      | Boat, Attached Carport, Garage Detached, Golf Cart Garage, Oversized, RV Access/Parking |
| # of Garages | 4                                                                                       |
| Has Pool     | Yes                                                                                     |
| Pool         | In Ground                                                                               |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Fireplace, Kitchen Island, Pantry, Walls Wainscoting |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Washer                         |
| Heating           | Central, Gas - Natural                                                   |
| Cooling           | Central Air                                                              |
| Fireplace         | Yes                                                                      |
| Fireplaces        | EPA Qualified Fireplace                                                  |
| # of Stories      | 1                                                                        |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Private Yard, Hot Tub, Pavillion/Gazebo, Yard Building |
| Lot Description   | Easements, Survey Available                                           |
| Roof              | Shake                                                                 |
| Construction      | Frame, Siding Brick Front, Siding CmntFbrHrdBrd                       |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                                  |
|-----------------|----------------------------------|
| Days on Website | 184                              |
| Zoning          | Agriculture, Resid Single Family |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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Listing information last updated on September 13th, 2026 at 9:52am CDT