

# \$1,100,000 - 56 Spires Lane E16, Santa Rosa Beach

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MLS® #985648

**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 3,332 sqft

Townhouse on 0.03 Acres

GULF PLACE COURTYARD, Santa Rosa Beach, FL

Perfectly designed for those seeking flexibility and investment potential, this three-story townhome offers the rare opportunity to live, work and relax all in one address. The ground level features an approximately 1,100-square-foot commercial space, complete with exterior signage, three private offices, a welcoming front lobby with coffee bar, a storage room and an elegant half bath — ideal for operating a boutique, professional office or creative studio. The second and third floors serve as a bright and inviting residential retreat or vacation rental. The open living and dining areas are filled with natural light and feature tasteful furnishings, rich wood flooring and French doors that open onto a spacious deck. The remodeled kitchen offers generous cabinetry, stainless steel appliances, two breakfast bars and an informal dining nook, creating a space equally suited for entertaining or relaxing evenings at home. The primary suite is a tranquil haven with its own private deck, while the upgraded primary bath impresses with a walk-in tile shower, separate soaking tub and extended vanity. Two additional guest bedrooms share a well-appointed full bath, providing ample space for visitors. Owners and guests will appreciate access to private beach walkovers, a community pool, tennis courts and vibrant green spaces perfect for picnics or enjoying free live music at the nearby amphitheater. Steps from local shops, cafes and restaurants,



this property offers the ultimate coastal lifestyle  
with endless possibilities for personal  
enjoyment or income generation.

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 985648      |
| Sold Price     | \$1,100,000 |
| List Price     | \$1,199,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 3,332       |
| Acres          | 0.03        |
| Year Built     | 1999        |
| Type           | Townhouse   |
| Sub-Type       | Townhouse   |
| Style          | Townhome    |
| Status         | Sold        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 56 Spires Lane E16   |
| Area        | 17 - 30A West        |
| Subdivision | GULF PLACE COURTYARD |
| City        | Santa Rosa Beach     |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32459                |

### **Amenities**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Beach, Pavillion/Gazebo, Picnic Area, Pool, Tennis, Pets Allowed, Pickle Ball, Short Term Rental - Allowed |
| Utilities | Electric, Public Sewer, Public Water                                                                       |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Washer/Dryer Hookup |
|-------------------|------------------------------------------------------------------------------------------|

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating      | Central                                                                             |
| Cooling      | Central Air, Ceiling Fan(s)                                                         |
| # of Stories | 3                                                                                   |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony                                                            |
| Lot Description   | Covenants, Interior Lot, Level, Sidewalk, Within 1/2 Mile to Water |
| Windows           | Window Treatments, Window Bay                                      |
| Roof              | Metal                                                              |
| Construction      | Stucco                                                             |

## School Information

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

## Additional Information

|                 |                                |
|-----------------|--------------------------------|
| Days on Website | 361                            |
| Zoning          | Commercial, Resid Multi-Family |
| HOA Fees        | 1981.54                        |
| HOA Fees Freq.  | Quarterly                      |

## Listing Details

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

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Listing information last updated on September 13th, 2026 at 12:07pm CDT