

\$1,257,500 - 70 Brown Street, Santa Rosa Beach

MLS® #1004851

\$1,257,500

4 Bedroom, 4.00 Bathroom, 2,368 sqft

Detached Single Family on 0.12 Acres

REIDS UNREC 2, Santa Rosa Beach, FL

Positioned south of 30A in one of Seagrove Beach's most sought-after locations, this thoughtfully updated coastal home places the beach, dining and the best of the Emerald Coast lifestyle within easy reach. Offered fully furnished and turn-key ready, the property presents an exceptional opportunity as a primary residence, second home or investment property.

Inside, the light-filled living spaces are designed to bring family and friends together. The open-concept kitchen, dining and living areas flow seamlessly, creating comfortable gathering spaces that feel both spacious and inviting. Two primary suites -- one on each level -- provide added privacy and versatility, while two additional guest bedrooms and a first-floor powder bath accommodate family and visitors with ease. Additional features include a central vacuum system for added convenience and ease of maintenance.

Over the past two years, the home has undergone a comprehensive refresh. New wood laminate flooring extends through the downstairs living areas, staircase and upper hallway, while new carpet adds comfort to all three upstairs bedrooms. Fresh interior paint, including all cabinetry, and newly completed exterior painting create a crisp coastal aesthetic throughout. Additional upgrades include deck repairs and refinishing, replacement fence boards, a new front entry door, updated exterior door hardware, a new backyard gate and a recently installed washer



and dryer. A 50-gallon electric water heater was replaced in 2021, complementing the home's ongoing care and maintenance. Outdoor living is equally inviting. The private backyard retreat features a swim spa perfectly positioned against a protected nature preserve, creating a peaceful and secluded setting for relaxation, exercise and entertaining. The preserve behind the home carries restrictions on future development, helping preserve the natural surroundings, privacy and green space for years to come. The location offers exceptional access to the area's most treasured outdoor amenities. The beach is easily reached on foot via the Ramsgate beach access, while additional parking for vehicles and golf carts is available nearby. Just a short walk away, Eastern Lake--one of South Walton's rare 62-acre coastal dune lakes--provides opportunities for kayaking, canoeing, paddle-boarding and fishing. Its calm, shallow shoreline creates an ideal setting for children to play and explore the unique coastal environment. Beyond the property, some of 30A's most beloved destinations are just minutes away, including Seaside, Alys Beach, Rosemary Beach and Greenway Station. Whether enjoying a morning bike ride to the beach, an afternoon exploring local boutiques or an evening at a favorite restaurant, this location makes it easy to enjoy everything that makes Seagrove Beach such an enduring favorite.

Built in 2004

Essential Information

MLS® #	1004851
Sold Price	\$1,257,500
List Price	\$1,295,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,368
Acres	0.12
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	70 Brown Street
Area	18 - 30A East
Subdivision	REIDS UNREC 2
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Newly Painted, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard
Lot Description	Within 1/2 Mile to Water, Wooded
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	100
Zoning	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 8:22am CDT