

\$668,250 - 74 Herons Crossing, Santa Rosa Beach

MLS® #987662

\$668,250

4 Bedroom, 4.00 Bathroom, 2,024 sqft

Detached Single Family on 0.13 Acres

Heron's Crossing, Santa Rosa Beach, FL

Discover the perfect blend of beachside charm and everyday comfort in this stunning 4-bedroom, 3.5-bath home in the highly sought-after Heron's Crossing community. Built in 2018, this light-filled, thoughtfully designed residence offers the best of 30A living—without the crowds of a vacation rental neighborhood.

From the moment you step inside, you're greeted by a wide-open floor plan that seamlessly connects the great room and kitchen—an entertainer's dream. The expansive island, abundant cabinetry, and walk-in pantry make hosting a breeze, whether it's a casual brunch or dinner with friends after a day at the beach.

Retreat to your spacious main-level master suite with a walk-in closet featuring custom storage and a spa-inspired bathroom with a tiled shower and double vanity. Upstairs, two bedrooms are connected by a Jack and Jill bath with dual sinks, perfect for kids or guests, while a third upstairs bedroom enjoys its own private ensuite.

But what really sets this home apart is the upstairs loft, a cozy second living area ideal for movie nights, gaming, or a quiet reading nook. And don't forget the oversized garage, tall ceilings and deep space offer room for your beach toys, bikes, paddleboards, or even a golf cart, all without dragging sand into the



house.

Located just minutes from the beach, bike trails, and local hotspots, this home offers rare year-round serenity in a non-rental community. Enjoy direct access to 30A and the scenic shores of Topsail State Park, just a 15-minute walk or bike ride away. With lawn maintenance and pine straw included in the HOA, your weekends stay free for the fun stuff.

Don't miss your chance to own a piece of the 30A lifestyle, this one checks every box and then some. Schedule your private tour today.

Built in 2018

Essential Information

MLS® #	987662
Sold Price	\$668,250
List Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,024
Acres	0.13
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	74 Herons Crossing
Area	17 - 30A West
Subdivision	Herons Crossing
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Amenities Minimum Rental Prd, Short Term Rental - Not Allowed, Pool
Utilities Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Garage Door Opener, Guest
of Garages 1

Interior

Interior Features Breakfast Bar, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating Central
Cooling Central Air, Ceiling Fan(s)
of Stories 2

Exterior

Exterior Features Columns, Outdoor Shower, Separate Living Area, Rain Gutters
Lot Description Covenants, Dead End, Easements, Interior Lot, Level, Restrictions, Sidewalk, Storm Sewer
Windows Double Pane Windows, Window Treatments
Roof Metal
Construction Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation Foundation On Piling

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 332
Zoning Resid Single Family
HOA Fees 595
HOA Fees Freq. Quarterly

Listing Details

Listing Office Real Broker LLC

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