

\$930,000 - 76 Channel Shoal Drive Lot 30, Santa Rosa Beach

MLS® #1000329

\$930,000

5 Bedroom, 5.00 Bathroom, 2,963 sqft
Detached Single Family on 0.31 Acres

The Shoal, Santa Rosa Beach, FL

Welcome to The Shoal, a beautifully designed new community where natural surroundings & modern coastal living come together seamlessly. Tucked along the edge of Point Washington State Park, this intimate neighborhood features 30 thoughtfully planned homesites, many offering enhanced privacy & serene natural views, with select lots backing directly to the state park or overlooking the community pond. This Trenton floor plan offers 5 bedrooms & 4.5 baths, showcasing an open-concept main living area perfect for entertaining, along with a generous upstairs loft ideal for a secondary living space, home office, or media room. The home includes an impressive array of standard features, including a metal roof, impact-resistant windows & doors, quartz countertops, LVP throughout all common areas & bedrooms, 8-foot interior doors, and a gas range with vented hood in the kitchen. Homeowners have the opportunity to personalize finishes & select upgrades during the design appointment, with popular options such as a freestanding tub in the primary bath & a sunroom addition on the main level.

Ideally located just a short drive from Seaside, Grayton Beach, and Scenic Highway 30A, The Shoal provides convenient access to world-class beaches, dining, and shopping while maintaining a peaceful, nature-inspired



setting. The community's architecture reflects the area's unique aesthetic with warm, earthy tones that blend effortlessly into the surrounding landscape.

Photos are for illustrative purposes only and may not represent the actual home.

Built in 2026

Essential Information

MLS® #	1000329
Sold Price	\$930,000
List Price	\$930,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,963
Acres	0.31
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	76 Channel Shoal Drive Lot 30
Area	19 - Point Washington
Subdivision	The Shoal
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Lot Description	Irregular Lot
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	169
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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