

\$1,599,000 - 76 Crescent Road, Santa Rosa Beach

MLS® #998712

\$1,599,000

4 Bedroom, 5.00 Bathroom, 3,387 sqft

Detached Single Family

BEACH HIGHLAND 1ST ADD, Santa Rosa Beach, FL

Tucked along a quiet street just a short walk to two public beach accesses, this custom-built beach home offers a rare combination of privacy, quality, and coastal convenience on 30A. A standout feature is the detached garage with a carriage house completed in 2022, providing a fully independent living space with its own kitchen, bedroom, bathroom, and living area, ideal for guests, rental income, or extended stays. With no HOA and no rental restrictions, the property offers exceptional flexibility as a primary residence, second home, or income-producing investment. Just off the Gulf, the setting is peaceful, with the sound of waves rolling in nearby. From the moment you arrive, mature landscaping, an expansive driveway, and a welcoming front porch create an immediate sense of ease. Inside, the main level is designed for the way people actually live, with an open living and dining area that feels connected without sacrificing comfort. The kitchen stands out with exotic-grade granite, custom wood cabinetry, a gas cooktop, and a level of finish that clearly sets it apart from typical builder-grade homes.

The primary suite is located on the first floor for everyday convenience and privacy, while upstairs, two spacious bedrooms share a Jack-and-Jill bath. At the top, a third-floor tower offers a rare flex space complete with custom cabinetry, sink, and refrigeration,



making it ideal for a home office, gym, or private retreat.

Built with long-term durability in mind, the home features hard-scraped Brazilian walnut flooring, Icynene insulation, two water heaters, a washer and gas dryer, and a fully electric system. Every detail reflects a true custom build with no shortcuts.

What sets this home apart is how it feels to live here. It's quiet, solid, and thoughtfully designed, a place where the layout flows naturally, daily life feels easy, and time seems to slow down.

The West End of 30A is where people come to slow down and stay awhile. Local favorites, and a mix of boutiques, caf  s, and art galleries create a laid-back atmosphere that feels worlds away from the crowds, yet everything you want is right here. Just minutes from Grayton Beach State Park and Point Washington State Forest, the area invites you outside, whether it's a morning paddle, a beach day, or an afternoon on the trails.

This is the kind of place that feels like an escape at first, and before you know it, it feels like home.

Contact us for more information or a private tour.

All information is deemed reliable and provided for informational purposes; buyers are encouraged to independently verify all details.

Built in 2007

Essential Information

MLS�� #	998712
Sold Price	\$1,599,000

List Price	\$1,649,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,387
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	76 Crescent Road
Area	17 - 30A West
Subdivision	BEACH HIGHLAND 1ST ADD
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Propane, Public Sewer, Public Water, TV Cable
Parking	Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Cathedral Ceiling(s), Tray Ceiling(s), In-Law Floorplan, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Lawn Pump, Yard Building
Lot Description	Within 1/2 Mile to Water
Windows	Double Pane Windows

Roof	Metal
Construction	Block, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	174
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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