

# \$1,675,000 - 83 S Co Hwy 83, Santa Rosa Beach

---

MLS® #986134

**\$1,675,000**

Bedroom, Bathroom,  
Unimproved Land on 0.26 Acres

BLUE MOUNTAIN BEACH, Santa Rosa  
Beach, FL

Seize the rare opportunity to build your dream home on one of the last vacant homesites south of 30A in Blue Mountain Beach! Just 400 feet from the Gulf's sugar-white sand and crystal-clear waters, this nearly one-quarter-acre lot is your canvas for coastal living. VACANT LAND IS NEXT TO HOME address-2305 S CO HWY. Already cleared and level with no wetlands and located in Flood Zone X it's primed and ready for construction. Nestled among mature foliage, you'll have plenty of space to create your ideal retreat, whether it's a primary residence, a vacation escape, or a high-performing rental. Best of all? No HOA restrictions! Enjoy the freedom to design your slice of paradise, all while being steps from scenic bike paths, charming local shops, and fantastic eateries. If you can't find your perfect beach home why not build it! Buyer is responsible for personally verifying details about this property. Any information contained\*\*\*\*



## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | 986134          |
| Sold Price | \$1,675,000     |
| List Price | \$1,750,000     |
| Acres      | 0.26            |
| Type       | Unimproved Land |
| Sub-Type   | Unimproved Land |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 83 S Co Hwy 83      |
| Area        | 17 - 30A West       |
| Subdivision | BLUE MOUNTAIN BEACH |
| City        | Santa Rosa Beach    |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32459               |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Utilities | Public Sewer, Public Water, Tap Fee Due |
|-----------|-----------------------------------------|

### Exterior

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Survey Available, Within 1/2 Mile to Water, Build To Suit |
|-----------------|-----------------------------------------------------------|

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 353                 |
| Zoning          | Resid Single Family |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Davis Properties Of Nw Fl |
|----------------|---------------------------|

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 11:22am CDT