

\$1,500,000 - 90 Birmingham Street, Santa Rosa Beach

MLS® #981831

\$1,500,000

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Detached Single Family on 0.25 Acres

SEAHIGHLAND, Santa Rosa Beach, FL

A Unique Lot With Room to Dream

What makes this property truly exceptional is the land itself. With an 88' x 125' footprint and a 52' x 90' buildable area, this is one of the rarest opportunities near the beach--offering the scale and flexibility most 30A lots simply can't match.

An easy bike ride and walkable to Seaside and just a 2 minute walk to the beach access points at South Greenwood or South Andalusia, Sea Highlands offers a large public beach area for the community. **Seller will consider owner financing.** Whether you're envisioning a sprawling single-level home with no stairs, a 6,500 sq ft estate with guest house and Gulf views, a three-car garage, a private pickleball court, putting green, or a resort-style pool with expansive outdoor living this lot can accommodate the lifestyle features that matter most to today's luxury buyer.

Located just a 3-minute walk to the public beach walkover at 118 Montgomery Street, the home enjoys a quiet setting away from the traffic and noise of Scenic 30A. Surrounded by other large parcels, privacy and peace of mind are part of the value here.

Even more important: we're prepared to help you bring your vision to life. Our team isn't just experienced in real estate we specialize in the full design-build process. We collaborate with



trusted builders and local designers to help you craft a home tailored to your lifestyle, from layout and structure to finishing details. From concept to completion, we're with you every step of the way.

In the meantime, the existing duplex offers two separate 2-bedroom, 2-bath units and generates approximately \$44,000 in annual income. Rent both sides or live in one while leasing the other providing flexibility and cash flow while you prepare for what comes next.

Built in 1986

Essential Information

MLS® #	981831
Sold Price	\$1,500,000
List Price	\$1,485,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,840
Acres	0.25
Year Built	1986
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	90 Birmingham Street
Area	18 - 30A East
Subdivision	SEAHIGHLAND
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, TV Cable
Parking	Covered

Interior

Heating	Gas - Natural
# of Stories	3

Exterior

Lot Description	Within 1/2 Mile to Water
-----------------	--------------------------

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	Freeport

Additional Information

Days on Website	415
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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 15th, 2026 at 3:24pm CDT