

\$3,175,000 - 95 San Roy Road A, Santa Rosa Beach

MLS® #985364

\$3,175,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft
Townhouse

N/A, Santa Rosa Beach, FL

Rare Gulf front opportunity on pristine beachfront with private beach access. This oversized homesite is perfectly positioned on San Roy Road, a quiet dead-end street offering the unique advantage of being situated between the emerald waters of the Gulf of Mexico and the tranquil Eastern Lake.



The property includes a charming 3-bedroom, 2-bathroom townhome with 2,145 square feet of comfortable living space. The open concept design seamlessly connects the kitchen, dining, and living areas, all enhanced by beautiful Gulf views. Step outside to the covered Gulf-facing patio where you can enjoy morning coffee with sunrise views or evening gatherings with spectacular sunsets as your backdrop. Conveniently located on the south side of 30A in the heart of Seagrove Beach, you'll find yourself perfectly positioned between some of the coast's most sought-after destinations. Seaside's charming shops and restaurants are just minutes to the west, while the luxury of Alys Beach and Rosemary Beach await to the east, putting world-class dining, boutique shopping, and coastal entertainment at your fingertips.

The generous lot size presents exciting possibilities for those dreaming of a custom coastal estate. Current county regulations allow one parking space per 900 square feet, providing ample opportunity for a substantial home. Recent construction in the area

showcases the potential for luxury residences exceeding 9,000 square feet, demonstrating the remarkable development possibilities this site offers.

What truly sets this property apart is its extraordinary dual water access between the Gulf and Eastern Lake, creating endless recreational opportunities right at your doorstep. The private dead-end street ensures peaceful surroundings while the exclusive beach frontage means no crowded public access points to navigate.

Whether you envision this as your coastal retreat, a vacation getaway, or a sound investment opportunity, the existing townhome provides immediate enjoyment while you plan your next chapter. This rare combination of location, privacy, and development potential makes 95 San Roy Road a truly special offering in one of Florida's most desirable coastal communities.

Built in 1984

Essential Information

MLS® #	985364
Sold Price	\$3,175,000
List Price	\$3,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,145
Year Built	1984
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Sold

Community Information

Address	95 San Roy Road A
Area	18 - 30A East
Subdivision	N/A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Attached Carport
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf

Interior

Cooling	Central Air
# of Stories	3

Exterior

Lot Description	Coastal Setback, Dead End
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	363
Zoning	Resid Single Family

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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