

\$3,900,000 - 95 San Roy Road B, Santa Rosa Beach

MLS® #977183

\$3,900,000

Bedroom, Bathroom,
Unimproved Land on 0.36 Acres

N/A, Santa Rosa Beach, FL

Nestled in the heart of Seagrove Beach, this exceptional oversized Gulf-front lot offers a rare opportunity to craft the ultimate coastal retreat. This property is part of two parcels available for purchase, providing an impressive combined 60 ft of Gulf frontage by 510 feet deep lot and private beach extending to the mean high water line.(Adjoining lot MLS #977129) Positioned on the exclusive San Roy Road, a serene dead-end street, uniquely bordered by the breathtaking turquoise waters of the Gulf to the south and the tranquil Eastern Lake to the north.This rare positioning presents the best of both worlds with panoramic views of the Gulf's shimmering waters and the scenic beauty of Eastern Lake. Located south of 30A, this property is ideally situated in a quiet residential neighborhood, close to all the renowned communities of 30A with Seaside to the west and Alys Beach and Rosemary Beach to the east with the finest dining, specialty eateries and boutique shopping and the new Greenway Station is nearby featuring local favorites like Pecan Jack's Ice Creamery, the Salty Butcher, Wild Olives, and more. Envision your dream home on this expansive lot, which offers ample space for a custom build that meets current county building requirements of one parking space per 900 sq ft, there's plenty of room for a spacious home and necessary parking. For inspiration, a home two doors down built in 2024 on a 60' x 331' lot boasts over 9,807 sq ft of heated and cooled space, showcasing the



possibilities for luxury living.

Note the position on the beach of the homes to the east and west allow for expanded views down the coastline. This unique lot also ensures privacy and tranquility, with the nearest public beach accesses at either end of the road. Whether you dream of a generational beach retreat or a high-income-producing investment property, this lot offers the flexibility to realize your vision.

Currently, the property includes a 3-bedroom, 2-bathroom 2,145 sq ft town-home, perfect for use as a beach getaway or short-term rental to generate revenue while you design your new home. The neighboring parcel also offers a 3-bedroom, 3-bathroom, 1,500 sq ft townhome, providing further accommodation options. (Both properties priced for beachfront lot value only). Please note that the seller requires both parcels to be under contract with a simultaneous closing.

Seize this unparalleled opportunity to create your dream home. Whether for personal enjoyment or investment, this Gulf-front lot is poised to become a crowning jewel in your real estate portfolio.

Essential Information

MLS® #	977183
Sold Price	\$3,900,000
List Price	\$4,500,000
Acres	0.36
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	95 San Roy Road B
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, Gas Available
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf

Exterior

Lot Description	Coastal Setback, Dead End
-----------------	---------------------------

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	478
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
----------------	---------

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 11:52am CDT