

\$2,400,000 - 96 Vicki Street, Santa Rosa Beach

MLS® #990037

\$2,400,000

7 Bedroom, 6.00 Bathroom, 3,428 sqft

Detached Single Family

GULFVIEW HEIGHTS, Santa Rosa Beach, FL

Property is under contract subject to a 72-hour kick-out clause. Tucked away on a quiet cul-de-sac south of 30A and surrounded by the protected natural beauty of Draper Lake green space, 96 Vicki Street offers the rare combination of privacy, walkability, and true 30A living. From this prime west-end location, you can leave the car at home and stroll to Café Tango, Local Catch, or Goatfeathers in under two minutes, bike the scenic 30A path, or take a quick golf-cart ride to Grayton Beach, Gulf Place, or Seaside. With the Gulfview Heights Beach Access just a 6-7 minute walk away, this home delivers the effortless coastal lifestyle buyers seek in a luxury beach property. Built by BMW Homes with exceptional craftsmanship, this 7-bedroom, 5.5-bath residence features over 3,300 square feet of interior living space plus more than 1,500 square feet of porches and outdoor rooms designed for year-round enjoyment. The expansive outdoor retreat includes a 14'—25' saltwater pool, large sun deck, outdoor kitchen, covered lounge areas, and a fully fenced yard all bordered by mature landscape for enhanced privacy. Inside, the main home offers dual primary suites (one upstairs, one down), two additional king bedrooms, and a custom bunk room. Hardwood floors, oak ceiling beams, designer lighting, custom cabinetry, and curated tile selections create a warm, elevated coastal aesthetic throughout. The detached carriage house, complete with its own entrance, full



kitchen, living room, two bedrooms, and dedicated laundry, is ideal for extended family, guest privacy, or rental flexibility. With impact-rated construction, advanced mechanical systems, a spacious two-car garage, and generous storage, the home is built for longevity. Short-term rental income projections nearing \$235K annually position this property as both an exceptional second home and a compelling investment opportunity. Whether you're seeking a primary residence, a private coastal retreat, or a high-performing rental asset steps from beloved 30A restaurants and beach access, 96 Vicki Street offers a lifestyle rarely found at this price point.

Built in 2025

Essential Information

MLS® #	990037
Sold Price	\$2,400,000
List Price	\$2,495,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,428
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	96 Vicki Street
Area	17 - 30A West
Subdivision	GULFVIEW HEIGHTS
City	Santa Rosa Beach
County	Walton

State	FL
Zip Code	32459

Amenities

Amenities	Pool, Pets Allowed, Short Term Rental - Allowed
Utilities	Gas - Natural, Public Sewer, Public Water, Tap Fee Paid
Parking	Garage Door Opener, Oversized
# of Garages	2
Has Pool	Yes
Pool	Above Ground, In Ground

Interior

Interior Features	Beamed Ceilings, Fireplace, Kitchen Island, Recessed Lighting, Lock Out, Newly Painted, Pantry, Pull Down Stairs, Shelving, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Pool - Enclosed, Outdoor Shower, Separate Living Area, Outdoor Kitchen, Rain Gutters
Lot Description	Dead End, Interior Lot, Survey Available, Within 1/2 Mile to Water
Roof	Foam, Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	297
Zoning	Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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