

\$862,500 - 97 Greenbriar Lane, Santa Rosa Beach

MLS® #1004431

\$862,500

3 Bedroom, 4.00 Bathroom, 2,387 sqft

Detached Single Family on 0.17 Acres

GRAYTON BAYOU, Santa Rosa Beach, FL

Tucked beneath a canopy of magnolias and longleaf pines just steps from Choctawhatchee Bay, 97 Greenbriar Lane is a coastal farmhouse that delivers the quiet, unhurried character of Old 30A without compromise on finish or function. Set within sought-after Grayton Bayou, this property offers rare proximity to the bay, a community pool and spa, and the natural beauty that makes this stretch of the Emerald Coast so enduringly special.

Crisp white board-and-batten siding, a standing-seam metal roof, and a paver motor court set a clean, timeless tone. Inside, wide-plank white oak floors and paneled walls flow through light-filled living spaces. A shiplap fireplace flanked by built-in shelving anchors the great room, while oversized windows frame the wooded backyard. The chef's kitchen features a large center island with farmhouse sink, quartz counters, a professional range with stainless hood, open shelving, and a secondary prep area with bar sink and beverage refrigerator. A separate dining room with chandelier rounds out the main floor.

A powder bath lacquered in deep charcoal with brass fixtures adds a bold, editorial moment downstairs.

The primary suite offers a spa-inspired bath with a freestanding soaking tub and glass-enclosed subway tile shower. Additional bedrooms with vaulted ceilings offer



comfortable accommodations for residents and guests alike. A bonus room with cathedral ceiling provides flexible space for a media room, additional sleeping, or a lounge. A large rear deck overlooks the lush native landscape, and the community's bayfront green space with sweeping bay views is just a short walk away. Residents also enjoy a resort-style pool and spa, all minutes from Grayton Beach State Park, Western Lake, and Historic Grayton Beach.

Built in 2022

Essential Information

MLS® #	1004431
Sold Price	\$862,500
List Price	\$899,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,387
Acres	0.17
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	97 Greenbriar Lane
Area	19 - Point Washington
Subdivision	GRAYTON BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Propane, Public Water, Sewer Available, TV Cable
-----------	--

Interior

Interior Features	Breakfast Bar, Bookcases, Fireplace, Kitchen Island
-------------------	---

Cooling	Central Air, Ceiling Fan(s)
---------	-----------------------------

# of Stories	2
--------------	---

Exterior

Roof	Metal
------	-------

School Information

Elementary	Dune Lakes
------------	------------

Middle	Emerald Coast
--------	---------------

High	South Walton
------	--------------

Additional Information

Days on Website	124
-----------------	-----

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
----------------	---

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 October 3rd, 2026 at 10:52am CDT