

\$415,000 - Lot 13 N Montigo North Avenue, Santa Rosa Beach

MLS® #977018

\$415,000

Bedroom, Bathroom,
Unimproved Land on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach,
FL

Looking for an ideal opportunity to build your dream home just a short walking distance to the beach? Now is your chance! This vacant residential lot is located in the highly desirable neighborhood of Gulf Shore Manor, a non-HOA community located steps to the sugar white sands and turquoise waters of 30A in Seagrove Beach. This vacant parcel (Lot 13, Block 9) located on Montigo Avenue, is a generously sized lot measuring 50 x 135. Lot has been partially cleared and ready for you to bring your new dream beach home to life. Primely positioned just minutes from popular beach towns of Seaside and only two miles from Watercolor, Gulf Shore Manor is one of the most desired neighborhoods because it offers deeded beach access and convenient to 4 additional public beach access points along 30A. Booming with dozens of new high-end luxury homes, no HOA, and a short stroll to the beach, this is the perfect spot to build a full-time primary residence, second home or an income producing vacation rental.

Mitigation credits have been paid for. Lot has been partially cleared. Once residential building plans have been submitted to Walton County, final work order for lot clearing can be completed. DEP permit expires March 15, 2029. * All information contained in this listing is believed to be accurate but is not



guaranteed. Buyer to verify all information.

Essential Information

MLS® #	977018
Sold Price	\$415,000
List Price	\$449,000
Acres	0.15
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Lot 13 N Montigo North Avenue
Area	18 - 30A East
Subdivision	GULF SHORE MANOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Sewer Available, Tap Fee Due
-----------	------------------------------

Exterior

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

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	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, Copyright2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 12:07pm CDT