

\$95,000 - Lot 23 Greenbriar Lane, Santa Rosa Beach

MLS® #985206

\$95,000

Bedroom, Bathroom,
Unimproved Land on 0.07 Acres

MAGNOLIA BEACH, Santa Rosa Beach, FL

This lot puts you right where you want to be - Right by Choctawhatchee Bay with a community dock and a county park for easy kayak launches, paddleboarding, fishing, and sunset views. Grayton Beach, voted one of the world's top beaches, is less than four miles away with Point Washington State Forest in between, giving you a rare blend of privacy and convenience. Eden Gardens State Park is only .4 miles away, offering a scenic nature trail, picnic pavilion, grills, and a slice of Old Florida charm. Nestled in a community of charming Florida cottages, this lot gives you the freedom to design your dream home, without HOA rules or a buildout timeline holding you back. Picture a custom coastal retreat with porches to catch bay breezes, space for a pool, and trails just down the road. With WaterColor, Seaside, and all the best shopping and dining along iconic 30A only minutes away, this is your chance to create a peaceful retreat surrounded by the natural beauty of South Walton.



Essential Information

MLS® #	985206
Sold Price	\$95,000
List Price	\$115,000
Acres	0.07
Type	Unimproved Land
Sub-Type	Unimproved Land

Status	Sold
--------	------

Community Information

Address	Lot 23 Greenbriar Lane
Area	19 - Point Washington
Subdivision	MAGNOLIA BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
-----------	----------------------------

Exterior

Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
-----------------	---

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	366
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
----------------	----------------

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 11:22am CDT