

\$635,000 - Lot 39 Ansley Forest Drive, Santa Rosa Beach

MLS® #1000271

\$635,000

Bedroom, Bathroom,
Unimproved Land on 0.41 Acres

ESTUARY S/D, Santa Rosa Beach, FL

Estate lots of this caliber along the 30A corridor are extraordinarily uncommon. This exceptional .41-acre homesite in The Estuary offers more than just land - it's the foundation for the life you've been planning. Tucked within the Point Washington State Forest and fronting Choctawhatchee Bay, The Estuary is a gated enclave of only 40 homesites and offers residents tranquility amongst old-growth natural beauty, enduring privacy, and premier lifestyle amenities that cannot be replicated. All just minutes from 30A's world-class beaches, acclaimed dining, boutique shopping, and coastal recreation.

Within the neighborhood itself, this premier lot stands apart. It borders the community boardwalk and bay dock offering glimpses of the Bay, commands nearly an entire cul-de-sac, and is surrounded on all sides by protected conservation land with no shared property lines - ensuring a level of privacy and sanctuary that is truly one of a kind.

Custom home plans by acclaimed architect Geoff Chick convey with the property. A detailed survey is available upon request.



Essential Information

MLS® #	1000271
Sold Price	\$635,000
List Price	\$725,000

Acres	0.41
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Lot 39 Ansley Forest Drive
Area	19 - Point Washington
Subdivision	ESTUARY S/D
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
View	Bay

Exterior

Lot Description	Covenants, Cul-De-Sac, Interior Lot, Irregular Lot, Level, Restrictions, Survey Available, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	157
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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