

# \$1,250,000 - Lot 5 San Roy Road, Santa Rosa Beach

MLS® #1001421

**\$1,250,000**

Bedroom, Bathroom,  
Unimproved Land on 0.23 Acres

SUMMER DREAM PH 2, Santa Rosa Beach,  
FL

Dune Lake living steps from the Gulf. This is 30A at its most unique. Tucked into the outskirts of Seagrove Beach, this property offers the kind of setting that simply doesn't come available often. A serene lakefront address just steps from public beach access to the Gulf of Mexico.

San Roy Road is where Seagrove still feels like Seagrove. Relaxed, genuine, and close to everything without feeling like it. Yet surrounding you are stunning modern lake and gulf front homes that speak to the area's incredible build potential. This lot is your blank canvas to design the coastal retreat you've always imagined, whether that's a personal getaway or a high-performing vacation rental. Wake up to shimmering lake views, walk to the sugar-white sand in minutes, then stroll or bike to the beloved shops, restaurants, and communities that have made 30A a destination unlike anywhere else on the Gulf Coast.

Opportunities like this, lakefront and steps to the beach in an established and storied neighborhood, are few and far between on 30A. Come see why San Roy Road feels like the last best-kept secret on 30A.



## Essential Information

MLS® # 1001421

|            |                 |
|------------|-----------------|
| Sold Price | \$1,250,000     |
| List Price | \$1,525,000     |
| Acres      | 0.23            |
| Type       | Unimproved Land |
| Sub-Type   | Unimproved Land |
| Status     | Sold            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | Lot 5 San Roy Road |
| Area        | 18 - 30A East      |
| Subdivision | SUMMER DREAM PH 2  |
| City        | Santa Rosa Beach   |
| County      | Walton             |
| State       | FL                 |
| Zip Code    | 32459              |

### Amenities

|               |                                     |
|---------------|-------------------------------------|
| Utilities     | Electric, Public Sewer, Tap Fee Due |
| Is Waterfront | Yes                                 |
| Waterfront    | Lake Front, Coastal Dune Lakes      |

### 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 | 142                 |
| Zoning          | Resid Single Family |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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Listing information last updated on September 13th, 2026 at 8:22am CDT