

\$75,000 - Lot 7 S Magnolia Beach Way, Santa Rosa Beach

MLS® #985161

\$75,000

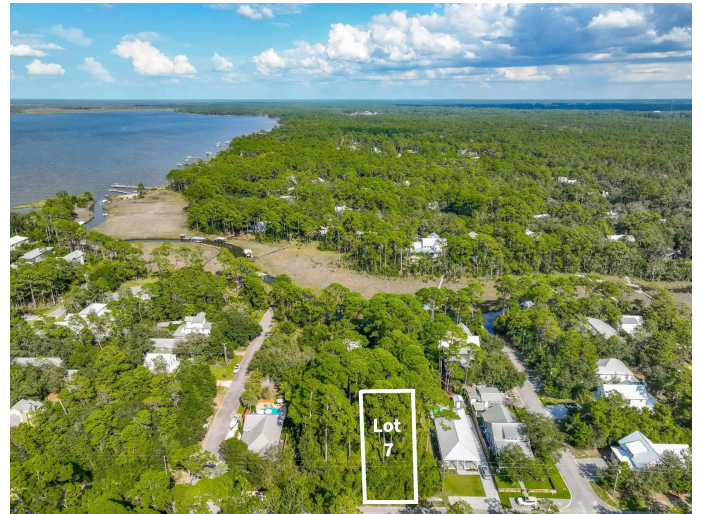
Bedroom, Bathroom,
Unimproved Land on 0.17 Acres

MAGNOLIA BEACH, Santa Rosa Beach, FL

This lot offers the perfect blend of bay access, natural beauty, and 30A convenience - just a few streets from Choctawhatchee Bay, where you'll find a community dock and a nearby county park for kayaking, fishing, and sunset views. Less than four miles away, Grayton Beach awaits, separated only by the quiet of Point Washington State Forest. Just around the corner, Eden Gardens State Park invites you to explore its scenic trails, picnic pavilion, and grills for a true taste of Old Florida charm. This growing community of classic Florida cottages offers rare freedom, no HOA and no buildout timeline - giving you complete control over your home's design.

Want more space? The adjacent .17-acre lot is also available, allowing you to combine both properties for an expansive homesite perfectly suited for a custom coastal retreat, pool, and outdoor living. With WaterColor, Seaside, and all the best dining and shopping along 30A just minutes away, this is your chance to create a private sanctuary in one of South Walton's most peaceful settings.

Lots 7 & 8 include wetlands but are recognized as buildable lots of record by Walton County. Pricing reflects the presence of wetlands and associated considerations. Wetland study available.



Essential Information

MLS® #	985161
Sold Price	\$75,000
List Price	\$99,000
Acres	0.17
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Lot 7 S Magnolia Beach Way
Area	19 - Point Washington
Subdivision	MAGNOLIA BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
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Exterior

Lot Description	Addl Land Available, Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	367
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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