

\$1,150,000 - Lot2 Blk18 Montigo Avenue, Santa Rosa Beach

MLS® #1002432

\$1,150,000

Bedroom, Bathroom,
Unimproved Land on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach,
FL

Montigo Ave just off 30A. This incredible lot in the heart of Seagrove Beach offers the perfect blend of location, opportunity, and lifestyle. Situated just four lots from 30A and a mere 750 feet to the sugar-white sands. The property has Gulf views from 40 feet (and possibly even from 30 feet at the front of the lot), as showcased in the photos.

There is not need to search for parking as easy stroll to beach .

The location is tucked within the Gulf Shore Manor community that includes five deeded beach access points--including one just steps away at the end of Montgo Avenue. Another large access with seasonal lifeguards, restrooms, ramp to beach is just one street over.

There are very few lots left in Seagrove this close to beach with views.

The lot is high and dry, positioned just one parcel away from the newly paved section of Montigo, where luxury is on the rise with several high-end homes recently completed or under construction. This lot is not located in dune lake tributary buffer (which limits buildable footprint). With dimensions of 50 x 135 feet, this lot offers ample space to create your vision, whether it's an investment-worthy



vacation rental, a cherished second home, or a full-time family retreat. Plus, there's no build-out timeline or restrictions other than Walton County building guidelines, and the community setbacks of just 5 feet on the sides allow for maximum design flexibility.

The location couldn't be better--just 1.5 miles from the iconic town center of Seaside and surrounded by conveniences that make every day feel like a getaway. Forget the hassle of parking--your sandy beach escape is just at the end of Montigo on the south side of 30A. Alternatively, the nearby Santa Clara Beach access offers seasonal lifeguards, parking, ramp to the beach and restrooms, while the Pelayo beach walkover is another easy option to enjoy breathtaking sunsets just to the east.

This is a rare opportunity to own a prime slice of paradise in one of 30A's most coveted neighborhoods. Don't miss the chance to make your coastal dream a reality!

Within walking distance is Prema Organic Cafe just at end of the street for smoothies and juices to start your day. Surfing Deer at corner of 30a and 395, Cafe 30A just to the east and Seagrove Village Market to the west.

They are not making any more land that is walking distance to the beach...build your dream home at the beach!

Essential Information

MLS® #	1002432
Sold Price	\$1,150,000
List Price	\$1,399,999
Acres	0.15
Type	Unimproved Land
Sub-Type	Unimproved Land

Status Sold

Community Information

Address Lot2 Blk18 Montigo Avenue
Area 18 - 30A East
Subdivision GULF SHORE MANOR
City Santa Rosa Beach
County Walton
State FL
Zip Code 32459

Amenities

Utilities Electric, Gas - Natural, Public Sewer, Public Water, Sewer Available,
Tap Fee Due
View Gulf

Exterior

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

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 130
Zoning Resid Single Family

Listing Details

Listing Office Compass

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 8:22am CDT