

\$1,250,000 - 106 Williams Street, Santa Rosa Beach

MLS® #1006911

\$1,250,000

2 Bedroom, 3.00 Bathroom, 1,600 sqft

Detached Single Family

EASTERN LAKE

Dalton Unrecorded S/D, Santa Rosa Beach, FL

Built in 2022 and custom-designed by its owner, this charming coastal cottage captures the relaxed spirit of life south of Scenic Highway 30A. Positioned on a corner lot in the sought-after Eastern Lake neighborhood, beside a protected wooded greenspace that will never be built on, the home offers a peaceful setting just a short stroll from the Gulf of Mexico and the Eastern Lake Neighborhood Beach Access. Designed in the spirit of a classic beach-cottage community, the neighborhood's homes back up to greenspace with rear porches and a pedestrian path that winds gently down to the beach. Thoughtfully crafted by a commercial builder, the residence pairs exceptional construction with timeless cottage character, creating a turnkey retreat equally suited as a full-time residence, second home or proven investment property.

Spanning approximately 1,800 square feet, the two-story home features two bedrooms, 2½ baths and a custom-built bunk nook tucked into the second-floor landing, providing additional sleeping space without sacrificing the home's open feel. Hardwood flooring extends throughout, while abundant windows fill the interiors with natural light. The inviting main living area flows seamlessly into the dining space and beautifully appointed kitchen, where quartz countertops, a center island with seating, stainless steel appliances, a gas



range, woven shades and rattan pendant lighting create an atmosphere that is both stylish and functional. A striking floating wood-and-steel staircase serves as a focal point, adding contemporary character to the home's coastal aesthetic.

Multiple covered porches encourage effortless outdoor living, including a private side-entry porch set alongside the wooded greenspace, offering inviting spaces for morning coffee, afternoon breezes or evening gatherings after a day at the beach. The primary suite provides a peaceful escape with elegant designer wallpaper, a luxurious private bath and its own private balcony overlooking the arched pathway that leads to the beach. The guest suite features two queen beds, a nearby shared bath and its own large roofed balcony overlooking the shaded front yard from the second floor, while the built-in twin bunks provide an ideal retreat for younger guests.

The yard is surrounded by mature landscaping and highlighted by a charming garden arbor, creating a private outdoor sanctuary with room to relax, grill and entertain. With four parking spaces, stacked front and rear porches and a quiet wooded setting, every detail has been thoughtfully considered.

Located in the heart of Seagrove Beach, residents enjoy easy access to the beach, scenic biking trails, kayaking and paddleboarding on one of South Walton's treasured coastal dune lakes, as well as fishing, swimming and the renowned shopping and dining destinations along 30A. Combining quality craftsmanship, abundant natural light and an exceptional location just moments from the gulf, this beautifully maintained coastal cottage offers an outstanding opportunity to enjoy the best of life along the Emerald Coast.

Built in 2022

Essential Information

MLS® #	1006911
Price	\$1,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	106 Williams Street
Area	18 - 30A East
Subdivision	EASTERN LAKE Dalton Unrecorded S/D
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Breakfast Bar, Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Lock Out, Newly Painted, Owner's Closet, Pantry, Shelving, Wallpaper, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Corner Lot, Covenants, See Remarks, Within 1/2 Mile to Water, Wooded
Windows	Window Treatments
Roof	Metal
Construction	Foundation Off Grade, Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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