

\$499,000 - 1225 E Point Washington Road, Santa Rosa Beach

MLS® #1002829

\$499,000

3 Bedroom, 2.00 Bathroom, 1,436 sqft
Detached Single Family on 0.17 Acres

MAGNOLIA BEACH, Santa Rosa Beach, FL

Custom built 3-bedroom Florida cottage with a metal roof, modern farmhouse charm and a prime lot ideally positioned across from the state forest. Located in the laid-back Magnolia Beach community with no HOA, this Point Washington home offers a peaceful setting close to Choctawhatchee Bay, while being just 4-5 miles from 30A, Grayton & Seagrove Beach. Attractive landscaping, board and batten siding, and a gravel driveway enhance the curb appeal, while the screened-in front porch creates the perfect spot for outdoor dining or morning coffee with tranquil forest views. Inside, the open-concept layout is filled with natural light and enhanced by ~15 foot vaulted ceilings, creating a bright and spacious feel throughout the home. Luxury vinyl flooring flows seamlessly from room to room, while thoughtful upgrades like non-toxic paint & water filtration add to the home's appeal. The kitchen blends style and function with a Quartz island, farmhouse sink, stainless appliances, custom backsplash, floating shelves, and elegant pendant lighting, all complemented by calming forest views. The spacious primary suite offers vaulted ceilings, direct access to the screened porch, a walk-in closet, and a beautifully designed ensuite bath featuring a double vanity, oversized shower, soaking tub & impressive wet room with subway tile extending to the ceiling. Enjoy an additional 436 square ft. of screened porch space



between the front & back porches, creating multiple areas to relax or entertain. The fully fenced backyard offers space to play, entertain, or garden with planter boxes, mature landscaping, fragrant jasmine, and a storage shed for added convenience. Enjoy close proximity to Choctawhatchee Bay, the neighborhood park at the end of N 283, and Grayton Dunes Beach Access with its scenic boardwalk, showers, tram service, boat launch, and access to Western Lake, one of South Walton's rare coastal dune lakes. Popular local spots including Chiringo and the iconic Red Bar are also nearby, making this an ideal opportunity to enjoy the relaxed coastal lifestyle of Point Washington and 30A.

Built in 2022

Essential Information

MLS® #	1002829
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.17
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	1225 E Point Washington Road
Area	19 - Point Washington
Subdivision	MAGNOLIA BEACH
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Utilities Electric, Public Sewer, Public Water, TV Cable

Interior

Interior Features Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Washer/Dryer Hookup

Appliances Cooktop, Dishwasher, Disposal, Electric Water Heater

Heating Central

Cooling Central Air, Ceiling Fan(s)

of Stories 1

Exterior

Exterior Features Yard Building

Windows Window Treatments

Roof Metal

Construction Frame, Siding CmntFbrHrdBrd

Foundation Slab

School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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