

\$3,150,000 - 136 Suzanne Drive, Santa Rosa Beach

MLS® #1001747

\$3,150,000

5 Bedroom, 5.00 Bathroom, 3,447 sqft

Detached Single Family on 0.36 Acres

SEAGROVE VILLAGE 7TH ADD to Seagrove Beach Subdivision, Santa Rosa Beach, FL

Nestled in the coveted Seagrove Village--7th Addition in the heart of Old Seagrove Beach, this exceptional property proves that in real estate, THE LOT MATTERS. Perfectly positioned on an oversized corner lot at the end of a quiet cul-de-sac, this meticulously maintained residence offers a rare combination of space, privacy, and functionality that is increasingly difficult to find along 30A. Unlike many homes where the building footprint consumes nearly every inch of the property, this thoughtfully designed home embraces outdoor living with expansive entertaining areas and a generous grassy yard--creating a true resort-style retreat that lives like a private residence.

Located in a golf-cart-friendly neighborhood with paved roads and no HOA, you'll enjoy convenient access to the Azalea, Gardenia, and 395 beach accesses while being just a short walk, bike ride, or golf cart cruise from Seaside, Publix, award-winning restaurants, and boutique shopping. Whether you're searching for a full-time residence, luxury second home, or income-producing investment property, this location offers exceptional flexibility and lasting value. Built as a primary residence, every detail reflects quality craftsmanship, thoughtful design, and meticulous care. The private, fenced backyard is beautifully enhanced with professionally designed coastal landscaping, newer Zoysia



grass, and an extraordinary outdoor living experience centered around a resort-style pool with fountain. The expansive screened enclosure, creates the perfect setting for year-round entertaining.

The outdoor kitchen is fully equipped with a grill, refrigerator, icemaker, pizza oven, sink, and abundant storage, while the outdoor bar, dining area, brick fireplace gathering space, enclosed outdoor shower, and convenient half bath create an atmosphere reminiscent of a private coastal resort. Seasonal enclosure panels extend the enjoyment of this remarkable space during the cooler months.

Inside, a welcoming private foyer introduces a floor plan designed for both comfortable everyday living and effortless entertaining. Two guest bedrooms share a Jack-and-Jill bath and enjoy direct access to the pool courtyard, while an additional front guest bedroom provides flexibility for guests, family, or a home office.

The rare oversized two-car garage opens into a thoughtfully designed mudroom featuring built-in storage, a sink, folding area, and a large stackable washer and dryer--ideal for beach living.

The heart of the home is an inviting open-concept living area where a spacious dining room easily accommodates large gatherings and flows seamlessly into the living room, highlighted by a stunning double-sided stone fireplace. A beautifully appointed wet bar with glass storage, wine storage, and beverage refrigerator enhances the entertaining experience. The well-designed kitchen features a large island with seating, abundant workspace, and a comfortable keeping room warmed by the second side of the fireplace.

The rear of the home offers a private guest suite with its own bath, followed by the convenience of a second full laundry room. Beyond, the expansive primary suite serves as a peaceful retreat with sliding glass doors opening directly to the outdoor living area. The luxurious spa-inspired bath features a steam shower, creating a true sanctuary at the end of the day.

Additional premium features include an owned solar panel system, a whole-house Generac generator, a meticulously maintained paver driveway, extra parking, and a level of care rarely found in today's market.

This is not simply another home in Old Seagrove. It is a thoughtfully designed property where the home fits the lot--not the other way around. Offering a rare combination of an oversized homesite, resort-style outdoor living, a substantial grassy yard, a functional floor plan, no HOA, and exceptional walkability, this is a truly uncommon opportunity to own one of Old Seagrove's most complete coastal properties.

Built in 2015

Essential Information

MLS® #	1001747
Price	\$3,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,447
Acres	0.36
Year Built	2015
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	136 Suzanne Drive
Area	18 - 30A East
Subdivision	SEAGROVE VILLAGE 7TH ADD to Seagrove Beach Subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Phone, Private Well, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Bookcases, Vaulted Ceiling(s), Fireplace, Fireplace 2+, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Geothermal, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Columns, Private Yard, Pool - Enclosed, Outdoor Shower, Separate Living Area, Outdoor Kitchen
Lot Description	Corner Lot, Cul-De-Sac, Dead End, Level, Within 1/2 Mile to Water
Windows	Solar Screens
Roof	Metal
Construction	Roof Solar Energy, Siding Brick Some, Siding CmntFbrHrdBrd

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	HomeSmart
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