

\$1,199,000 - 137 San Juan Avenue, Santa Rosa Beach

MLS® #1013119

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,886 sqft

Detached Single Family on 0.31 Acres

GULF SHORE MANOR, Santa Rosa Beach, FL

Savor the 30A lifestyle at 137 San Juan Avenue, a beautifully updated 4-bedroom, 3-bath beach home in Gulf Shore Manor, located just east of Seaside and less than 1,000 feet from the Gulf. Set on a rare double lot with no HOA, this fully furnished home offers an exceptional combination of location, flexibility, outdoor living, and investment potential.

Recent improvements give the home a fresh, move-in-ready feel, including a new A/C system, newly painted interior, refreshed decks and exterior doors, and new quartz countertops throughout the kitchen and baths. The kitchen features refinished cabinetry, stainless steel appliances, and bright quartz surfaces, while updated bath vanities carry the same clean coastal finish throughout the home.

Inside, raised ceilings, oak flooring, and an open, welcoming layout create a relaxed beach-house atmosphere. Four bedrooms and three full baths are thoughtfully arranged across two levels, providing plenty of space for family and guests. The spacious primary suite opens directly to a private deck and includes an en-suite bath with a garden tub and separate shower.

Outdoor living is a standout feature, with expansive front and rear decks offering multiple places to enjoy morning coffee,



evening gatherings, and Gulf breezes. At the top of the home, a private observation deck provides an additional retreat and a slight Gulf view. Ownership in Gulf Shore Manor includes deeded beach access through a recorded perpetual easement, providing direct pedestrian access to the Gulf of Mexico and use of the beach. Combined with no HOA and short-term rentals being allowed in the community, the property offers excellent flexibility as a primary residence, second home, or vacation rental.

The home began its short-term rental history this spring and is already attracting guest interest, giving an investment-minded buyer the opportunity to build on existing momentum in one of the most desirable stretches of 30A.

And then there is the location. Situated just east of Seaside, San Juan Avenue offers easy beach access along with convenient access to Seaside's iconic town center, dining, shopping, and entertainment. The setting feels tucked away and residential while placing many of 30A's most popular destinations along the surrounding corridor.

With its rare double-lot setting, no HOA, deeded beach access, updated interior, multiple outdoor living areas, rental flexibility, and exceptional proximity to both the Gulf and Seaside, 137 San Juan Avenue offers a combination that is increasingly difficult to find along 30A.

Offered fully furnished and turnkey. Schedule your private showing today.

All information is deemed accurate but should be independently verified by the buyer and/or buyer's agent if important.

Built in 2004

Essential Information

MLS® #	1013119
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,886
Acres	0.31
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	137 San Juan Avenue
Area	18 - 30A East
Subdivision	GULF SHORE MANOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Lift Station, Public Sewer, Public Water
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Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments

Roof	Metal
Construction	Foundation Stilts, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Counts Real Estate Group Inc
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