

\$921,125 - 15 Channel Shoal Drive Lot 22, Santa Rosa Beach

MLS® #1010339

\$921,125

5 Bedroom, 5.00 Bathroom, 3,103 sqft
Detached Single Family on 0.32 Acres

The Shoal, Santa Rosa Beach, FL

ESTIMATED COMPLETION DECEMBER
2026 & \$10K FLEX CASH AVAILABLE!

Welcome to The Shoal, a thoughtfully designed community where tranquility, privacy, and everyday convenience come together. Nestled along the fringes of Point Washington State Park, this intimate neighborhood features just 30 carefully planned homesites, with approximately half backing directly to the state park. The result is a peaceful setting that offers a rare sense of privacy and a seamless connection to the natural beauty of the area.

Ideally located just a short drive from Seaside, Grayton Beach, and the iconic 30A corridor, The Shoal places you near some of the Emerald Coast's most sought-after beaches, dining, shopping, and entertainment while providing a quiet retreat to call home. The community's thoughtful design embraces its surroundings with earthy architectural tones, natural landscaping, and a serene community pond.

The Trenton floor plan offers 5 bedrooms and 4.5 baths with a spacious, open-concept layout designed for both comfortable everyday living and effortless entertaining. The first floor features a private primary suite, versatile flex space, convenient half bath, and bright sunroom that extends the main living area. Upstairs, a generous loft provides additional



flexible living space ideal for a media room, home office, playroom, or gathering area, while 4 additional bedrooms and 3 full baths offer plenty of room for family and guests. A covered patio provides an inviting outdoor living space, perfect for relaxing or entertaining while enjoying the peaceful surroundings of The Shoal.

With its thoughtful floor plans, nature-inspired setting, and exceptional proximity to 30A, The Shoal offers an opportunity to enjoy a more peaceful side of the Emerald Coast without sacrificing convenience.

Prices may vary based on lot selection and available upgrades. This listing reflects the base price of the home. Photos are representative and are not of the exact home. Home is not furnished.

Built in 2026

Essential Information

MLS® #	1010339
Price	\$921,125
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,103
Acres	0.32
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	15 Channel Shoal Drive Lot 22
Area	19 - Point Washington

Subdivision	The Shoal
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Corner Lot
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
----------------	----------------

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, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 1st, 2026 at 4:22pm CDT