

\$2,895,000 - 1570 Indian Woman Road, Santa Rosa Beach

MLS® #999781

\$2,895,000

3 Bedroom, 3.00 Bathroom, 3,528 sqft
Detached Single Family on 0.82 Acres

Not In Subdivision, Santa Rosa Beach, FL

Under Contract w Kickout - Accepting Backup Contracts - Bayfront estate on .82 acres with 140+ feet of waterfront in Santa Rosa Beach. Custom all-brick home built for durability featuring a metal roof, geothermal HVAC, private dock, and concrete seawall. Vaulted ceilings with exposed beams, expansive windows, and an open kitchen and living area capture sweeping bay views throughout. Primary suite overlooks the water with a spacious bath and private setting. Mature trees and wide-open grounds provide exceptional privacy and space to add a pool or guest house. Enjoy boating, fishing, and unforgettable sunsets from your backyard. Rare legacy waterfront opportunity with premium improvements already in place and room to create your own private coastal retreat in one of the area's most sought-after bayfront settings. Positioned along the Choctawhatchee Bay, this .82-acre waterfront estate offers approximately 140+ feet of frontage--delivering a level of space, privacy, and infrastructure that is increasingly rare in Santa Rosa Beach.

This custom-built, all-brick residence was designed with long-term durability and efficiency in mind. Key structural and mechanical upgrades--including a metal roof and geothermal HVAC system--reflect the owner's commitment to quality, energy efficiency, and low long-term maintenance.



The property is already equipped for the waterfront lifestyle, featuring a private dock and concrete seawall, providing both protection and immediate access to boating, fishing, and paddleboarding.

Inside, vaulted ceilings with exposed beams define the main living space, while expansive windows frame sweeping bay views and fill the home with natural light. The open-concept kitchen and living area were intentionally designed for both everyday living and entertaining, always centered around the water.

The primary suite is positioned along the bay, offering a peaceful retreat with water views from both the bedroom and bath.

Owner-prioritized features and upgrades include:

- Metal roof for durability and longevity
- Geothermal HVAC system for energy efficiency
- Concrete seawall providing shoreline protection
- Private dock for direct water access
- Solid all-brick construction
- Vaulted ceilings with exposed beams
- Expansive windows maximizing bay views
- Open kitchen and living area designed for entertaining
- Primary suite overlooking the water
- Large driveway with ample guest parking
- Mature trees creating natural privacy
- Nearly .82-acre lot with room for pool, guest house, or expansion

Step outside and the scale of the property becomes even more apparent. The wide, usable lot offers flexibility rarely found on the bay--ideal for creating a true outdoor living

environment or expanding the existing footprint.

With approximately 140+ feet of bay frontage, enjoy year-round sunsets and an unmatched waterfront lifestyle directly from your backyard.

Located just minutes from 30A, dining, and shopping, yet tucked away in a private, serene setting, this property offers both convenience and seclusion.

This is more than a home--it's a well-built, thoughtfully improved waterfront estate with the infrastructure already in place and the potential to become a true legacy property.

Built in 2012

Essential Information

MLS® #	999781
Price	\$2,895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,528
Acres	0.82
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	1570 Indian Woman Road
Area	16 - North Santa Rosa Beach
Subdivision	Not In Subdivision
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Utilities Gas - Propane, Public Sewer, Public Water, TV Cable, Underground
Parking Garage Door Opener, Boat, Golf Cart Garage, Guest, Other, Oversized, Garage, See Remarks
of Garages 2
View Bay, Intracoastal Waterwy
Is Waterfront Yes
Waterfront Bay
Water View Bay, Intracoastal Waterwy

Interior

Interior Features Breakfast Bar, Bookcases, Beamed Ceilings, Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating Geothermal
Fireplace Yes
Fireplaces EPA Qualified Fireplace, Fireplace Gas
of Stories 1

Exterior

Exterior Features Boat Slip, Boatlift, Dock, Sauna/Steam, Yard Building, Rain Gutters
Lot Description Dead End, Irregular Lot
Windows Window Treatments
Roof Metal
Construction Brick

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office LPT Realty LLC

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