

\$449,900 - 16 Blue Cay Court Lot 2, Santa Rosa Beach

MLS® #1010450

\$449,900

4 Bedroom, 4.00 Bathroom, 1,979 sqft
Townhouse

30 North at Eden Park, Santa Rosa Beach, FL

NOW SELLING PHASE 2! Discover modern coastal living at 30 North, a new townhome community in Santa Rosa Beach offering thoughtfully designed residences in a highly desirable location. Now selling Phase 2, these 3-story townhomes feature approximately 1,970 sq ft of well-appointed living space, with 4 bedrooms & 3.5 baths designed to provide both comfort & flexibility.

The thoughtfully designed floor plan offers a private 1-car garage & a first-floor bedroom with a full bath, creating an ideal space for guests, a home office, or multigenerational living. The second floor serves as the heart of the home, featuring an open-concept kitchen, dining area, and family room with a seamless flow that is perfect for everyday living & entertaining. A spacious balcony extends the living space outdoors, offering an inviting place to enjoy the natural surroundings.

Upstairs, the private primary suite features a walk-in closet & well-appointed primary bath, while 2 additional bedrooms & another full bath provide comfortable accommodations for family or guests. With living spaces thoughtfully distributed across three levels, the floor plan offers an ideal balance of gathering spaces & private retreats.

Interior finishes are designed with modern coastal living in mind, including quartz countertops, luxury vinyl plank & tile flooring,



and beautifully tiled showers. A 1-car garage provides convenient parking & additional storage, while the HOA includes exterior maintenance & wind insurance, offering added convenience and peace of mind.

Ideally located in Santa Rosa Beach with convenient access to 30A, Freeport, local beaches, dining, shopping, and entertainment, 30 North provides an excellent opportunity to enjoy the Emerald Coast lifestyle from a brand-new home. Ask about available preferred lender credits and schedule your private tour today.

Built in 2026

Essential Information

MLS® #	1010450
Price	\$449,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Year Built	2026
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	16 Blue Cay Court Lot 2
Area	16 - North Santa Rosa Beach
Subdivision	30 North at Eden Park
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Sprinkler System
Lot Description	Interior Lot
Windows	Storm Window(s), Window Treatments
Roof	Composite Shngl
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	EXP Realty LLC
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