

\$4,400,000 - 16 Natchez Street, Santa Rosa Beach

MLS® #1010600

\$4,400,000

4 Bedroom, 4.00 Bathroom, 2,138 sqft

Detached Single Family on 0.12 Acres

Seaside 6, Santa Rosa Beach, FL

Sitting prominently at the corner of 30A and Natchez Street, this custom built and updated cottage occupies one of Seaside's most coveted locations, directly across from the beach and just steps from the beach walkover. The full-width front porch, anchored by stout columns and a classic porch swing, wraps around the home and opens onto two of the bedrooms. Step through the foyer and the character of this beach cottage unfolds through board and batten walls, wood trim and wainscoting, and an inverted floor plan that places all four bedrooms on the first level and the main living space above.

The first floor features opens to a central hall leading to four bedrooms and three full baths. The king master retreat sits at the rear of the home for privacy, with a private en-suite bath featuring a separate tub and shower, plus a screened porch for a quiet retreat. A second king bedroom includes plantation shutters, a built-in closet with drawers, and an en-suite bath that connects to an outdoor shower. A third king bedroom offers a private closet and shares a Jack-and-Jill style bath with the fourth bedroom, currently configured as a queen, with both of these bedrooms opening onto the wraparound veranda. A hall laundry closet with washer and dryer adds convenience to the first floor. Stairs off the foyer lead to the second level living area, where oak flooring continues underfoot and peaked ceilings with exposed beams create a light, airy gathering space. Two linen slip-covered sofas with swivel club



chairs anchor the living room, complemented by a half bath. The kitchen has been fully remodeled with Taj Mahal quartzite countertops, new cabinetry, a KitchenAid electric range and hood, KitchenAid refrigerator, and a panel-ready Thermador freezer with ice maker. Two dining spaces, an indoor banquette with storage and an outdoor eating area offer flexibility for entertaining, all framed by French doors and tall windows that shift the room's light and ambiance throughout the day. The home is offered fully furnished. A spiral staircase leads to the enclosed tower on the third level, opening to a private deck with gulf views spanning east to west, capturing both town and water views. Perhaps the greatest opportunity at 16 Natchez is what's still to come: approved plans already exist for an 800-square-foot, two-bedroom guest cottage on the property, offering a rare path to add meaningful square footage and value in the heart of Seaside. Seaside is the town that started it all, the original New Urbanist community on 30A and the model for beach towns built for walking rather than driving. As Seaside's westernmost street, Natchez sits just before Watercolor begins, placing this home at the edge of two of 30A's most celebrated communities. This home sits directly across the street from the Natchez Beach Pavilion, one of Seaside's iconic sugar white sand access points, putting the Gulf within an easy walk from the front porch. From here, residents are close to the pedestrian paths and greenways that connect throughout town, as well as the shops, restaurants, and open air markets of Seaside's central square.

Built in 1993

Essential Information

MLS® #

1010600

Price	\$4,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,138
Acres	0.12
Year Built	1993
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	16 Natchez Street
Area	18 - 30A East
Subdivision	Seaside 6
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
View	Gulf
Water View	Gulf

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Owner's Closet, Walls Wainscoting, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Columns, Outdoor Shower
Lot Description	Corner Lot, Covenants, Restrictions, Within 1/2 Mile to Water

Windows	Window Treatments
Roof	Metal
Construction	Frame, Roof Pitched, Trim Wood
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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