

\$745,000 - 162 Channel Shoal Drive Lot 2, Santa Rosa Beach

MLS® #970471

\$745,000

5 Bedroom, 5.00 Bathroom, 2,508 sqft
Detached Single Family on 0.24 Acres

The Shoal, Santa Rosa Beach, FL

MOVE IN READY - CONSTRUCTION COMPLETE & BUILDER IS OFFERING \$12K IN FLEX CASH!! Welcome to The Shoal, a thoughtfully designed new neighborhood where tranquility meets convenience. Nestled along the edge of the expansive Point Washington State Park, this intimate community offers 30 carefully planned homesites, each providing a sense of privacy and a seamless connection to nature. Ideally located just a short drive from Seaside, Grayton Beach, and scenic Highway 30A, The Shoal offers residents the perfect balance of peaceful surroundings and easy access to the area's most beloved coastal destinations.

Homes in The Shoal are crafted to complement the natural beauty of the area, featuring earthy tones, a serene community pond, and located adjacent to Point Washington State Park. The Chopin floor plan boasts 5 bedrooms and 4.5 bathrooms, with an open-concept living space on the main level and a spacious upstairs loft, ideal for a media room, play area, or second living space.

Each home includes high-end standard features such as durable metal roofs, impact-rated windows and doors, quartz countertops, luxury vinyl plank flooring throughout all common areas and bedrooms, 8 ft. interior doors, and a gas range with a vented hood in the kitchen. Homebuyers also



have the opportunity to personalize their new home by selecting finishes and upgrades during a dedicated design appointment. With its unbeatable location, natural surroundings, and thoughtfully designed homes, The Shoal offers a rare opportunity to experience the best of life in Santa Rosa Beach.

****Prices may vary based on upgrades and lot selection. This listing shows the base price of this home. Photos are not of this exact home. Home does not come furnished.****

Built in 2024

Essential Information

MLS® #	970471
Price	\$745,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,508
Acres	0.24
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	162 Channel Shoal Drive Lot 2
Area	19 - Point Washington
Subdivision	The Shoal
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

UtilitiesElectric, Gas - Natural, Public

of Garages2

Interior

Interior FeaturesBreakfast Bar, Vaulted Ceiling, Washer/Dryer Hookup

AppliancesDishwasher, Disposal, Microwave

HeatingCentral, Gas - Natural

CoolingCentral Air, Ceiling Fan(s)

of Stories2

Exterior

RoofMetal

ConstructionFrame, Trim Vinyl, Siding Cement

FoundationSlab

School Information

ElementaryDune Lakes

MiddleEmerald Coast

HighSouth Walton

Additional Information

ZoningResid Single Family

Listing Details

Listing OfficeEXP Realty LLC

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