

# \$3,850,000 - 17 Fort Panic Rd, SANTA ROSA BEACH

MLS® #972747

## \$3,850,000

3 Bedroom, 2.00 Bathroom, 1,260 sqft  
Detached Single Family on 0.25 Acres

VAN WAY BEACH, SANTA ROSA BEACH, FL

Set on a prime Gulf-front lot along the West End of 30A, this classic beach cottage offers a rare combination of privacy, character, and uninterrupted views of the emerald Gulf and sugar-white sands. Tucked away from the main thoroughfare but still close to top-tier dining, shopping, and outdoor destinations, the property blends timeless Old Florida charm with the best of coastal living. Designed with simplicity and comfort in mind, the cottage features two well-sized bedrooms -- each with its own ensuite bath -- and an open-concept main living area that maximizes both space and views. Natural light floods the interior through large windows, creating a relaxed, airy atmosphere ideal for a true beach retreat. Whether cooking in the efficient, well-equipped kitchen or relaxing in the living space, you're never far from the Gulf's presence.

Outside, a covered porch offers a quiet place to enjoy morning coffee or evening breezes, while a dune-front deck brings you even closer to the shoreline. With private beach access just steps from the door, days here move at the pace of the tide easy, calm, and grounded in nature.

Offered fully furnished and including a complete set of architectural plans for a future build, this property is ready for immediate enjoyment or long-term vision. Whether you're looking for a peaceful getaway, a strong



investment property, or the perfect site to build a custom Gulf-front home, this is a rare opportunity to own a piece of 30A with both charm and potential.

Built in 2000

### Essential Information

MLS® #	972747
Price	\$3,850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.25
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	17 Fort Panic Rd
Area	30A West
Subdivision	VAN WAY BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available
Is Waterfront	Yes
Waterfront	GULF, Gulf/Pass
Water View	Gulf/Pass

### Interior

Interior Features	Floor Tile, Furnished - All, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	1

### **Exterior**

Exterior	Foundation On Pilings, Roof Metal, Siding CmntFbrHrdBrd, Siding Wood, Frame
Exterior Features	Deck Covered, Deck Open
Lot Description	Within 1/2 Mile Of Water
Roof	Foundation On Pilings, Roof Metal
Construction	Frame
Foundation	Foundation On Pilings

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Compass
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