

\$3,295,000 - 186 Magnolia Street, Santa Rosa Beach

MLS® #994736

\$3,295,000

4 Bedroom, 5.00 Bathroom, 2,752 sqft

Detached Single Family on 0.16 Acres

Grayton Beach, Santa Rosa Beach, FL

Welcome to 186 Magnolia Street - Where Old Grayton Soul Meets Refined Coastal Design - a completely reimagined coastal retreat that captures the quintessential Old Grayton Beach vibe-retro, relaxed, and effortlessly cool-this property is designed to entertain, built to endure and be coveted by guests and is just a short walk to two beach accesses. This stunning 4-bedroom, 4.5-bath home has been fully remodeled from top to bottom, blending vintage surf-style charm with modern luxury and high-end finishes throughout. The property offers exceptional parking with a garage featuring an epoxy floor, an additional carport, and a large driveway accommodating up to seven vehicles. The first level welcomes you with wood-planked tile flooring, a comfortable sitting area, and an inviting living space complete with a wet bar, ice maker, wine refrigerator, and a striking custom tile accent wall. A first-floor primary suite features an ensuite bath with a soaking tub and custom tile work. A stylish half bath with shiplap accents completes the interior. Step outside to the expansive first-floor deck, showcasing a large, heated pool with a chair deck, an herb garden with pergola, and space designed for outdoor living. (A paver walkway and pool deck are currently being completed.) The second and third levels feature beautiful oak wood flooring throughout. The second level offers a light-filled sitting area, dining space, and living room with a gas fireplace. The galley-style kitchen is outfitted with Thermador



appliances, quartz countertops, open shelving, and a breakfast bar-perfect for entertaining. A hallway leads to a guest bedroom with an ensuite bath and private balcony overlooking the front yard, a bunk room with two full-size bunks and a full bath, and a conveniently located laundry room. The third level is dedicated to a serene primary suite, complete with an ensuite bath featuring dual vanities and a custom-tiled shower. A private balcony offers beautiful Gulf views, creating the perfect escape. Major upgrades include all new impact-rated windows and doors, new wiring and plumbing, new tankless water heater, three new HVAC units, and a new 30-year architectural shingle roof-offering peace of mind and modern efficiency. 186 Magnolia Street is a rare opportunity to own a thoughtfully updated beach home that honors the timeless Grayton Beach aesthetic while delivering today's comforts-all in one of the area's most beloved locations. Grayton Beach is beloved for its eclectic, retro surf culture, tree-lined streets, and an atmosphere that feels authentically coastal. Home to Grayton Beach State Park, world-class dining, and a strong sense of community, this is one of 30A's most sought-after and enduring neighborhoods. Whether envisioned as a refined personal escape, a legacy beach home, or a property with strong rental appeal thanks to its layout, amenities, and premier location, 186 Magnolia Street represents a rare opportunity to own a true Grayton Beach classic-elevated, effortless, and undeniably timeless. This is more than a beach house; this is a Grayton Beach Statement! Now is your chance to live the Grayton Beach Life-Artful, Authentic, and Unmatched!

Built in 1987

Essential Information

MLS® #	994736
Price	\$3,295,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,752
Acres	0.16
Year Built	1987
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	186 Magnolia Street
Area	17 - 30A West
Subdivision	Grayton Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Carport, Garage, Covered
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Bookcases, Fireplace, Recessed Lighting, Newly Painted, Shelving, Walls Wainscoting, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air

of Stories 3

Exterior

Exterior Features Outdoor Grill, Balcony, Private Yard, Outdoor Shower
Lot Description Interior Lot, Within 1/2 Mile to Water
Windows Double Pane Windows
Roof Shingle
Construction Frame, Siding CmntFbrHrdBrd
Foundation Foundation On Piling

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office The Beach Group Properties LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 13th, 2026 at 3:22am CDT