

\$1,450,000 - 187 Campbell Street, Santa Rosa Beach

MLS® #1009930

\$1,450,000

3 Bedroom, 3.00 Bathroom, 2,257 sqft

Detached Single Family on 0.22 Acres

NO RECORDED SUBDIVISION, Santa Rosa Beach, FL

Tucked away off a tranquil lane in the heart of Seagrove, lies this hidden gem. This one of a kind, one owner personal residence was designed by Ed Rolan of Rosemary Beach. A modern style home with a dash of mid century aesthetic, it offers privacy and exudes a sense of peace, all while being centrally located in Seagrove Beach & near the best of 30A. With Campbell St dedicated beach access at the end of the street this home is for the discerning buyer who craves seclusion, but yet offers easy access to the beach and the best of 30A. Approximately two miles east of the iconic town of Seaside, and near some of the best restaurants on 30A, the location is superb.

A much loved and meticulously maintained home, it's surrounded by 'Zen' style landscaping and includes paver patios, Brazilian hardwood decking, a fire pit area, and louvered and custom bamboo fence panels. This light filled home offers 11' ceilings and hardwood flooring throughout, a spacious primary bedroom with large ensuite bathroom, a second bedroom with ensuite bathroom, a third bedroom, a additional full bathroom, a large open living/ dining area with a cozy gas fireplace, a separate flex space room, and a laundry room. The large kitchen offers like new Bosch appliances, granite countertops, a large island, and abundant custom cabinetry throughout.

See additional custom details in supplement.



all information is deemed accurate, however buyer to verify all important details Additional features to note:

- Hurricane impact rated windows and exterior doors
- custom exterior door locks
- Double application, top to bottom plate exterior wall studs for added strength and wind resistance
- 5/8" interior drywall
- 8' solid core interior doors
- Brazilian hardwood trim
- 2 hot water heaters: one tankless propane, one electric
- gas fireplace
- custom galvanized gutters
- Custom Shiplap
- spray foam insulation in attic and walls
- handicapped accessible throughout
- ample parking for up to six cars
- wiring connection in place to support pool or exterior kitchen addition, or even small RV parking.

photos showing a pool addition, and some potted plants are renderings only

Come see this unique and lightly lived in home before it's gone! It's definitely a rare find for 30A.

Built in 2019

Essential Information

MLS® #	1009930
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,257
Acres	0.22

Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	187 Campbell Street
Area	18 - 30A East
Subdivision	NO RECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Propane, Public Sewer, Public Water
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Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Electric Water Heater, Tankless Water Heater
Heating	Central
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Seaside

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Berkshire Hathaway Home Services PenFed Realty

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