

# \$749,000 - 192 Channel Shoal Drive Lot 4, Santa Rosa Beach

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MLS® #996411

**\$749,000**

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

The Shoal, Santa Rosa Beach, FL

**MOVE-IN READY & 12K IN FLEX CASH!!**

You've got to see this one! This home features floor-to-ceiling cabinets in the kitchen, quartz countertops with a waterfall island, upgraded LVP flooring throughout, and a covered porch to name a few of the features in this incredible 5 bedroom home. 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 the unique benefit of half the lots backing directly onto state park land.

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 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 996411                 |
| Price          | \$749,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,508                  |
| Acres          | 0.24                   |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 192 Channel Shoal Drive Lot |
| Area        | 19 - Point Washington       |
| Subdivision | The Shoal                   |
| City        | Santa Rosa Beach            |
| County      | Walton                      |



|          |       |
|----------|-------|
| State    | FL    |
| Zip Code | 32459 |

### Amenities

|              |                                                     |
|--------------|-----------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water |
| # of Garages | 2                                                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Newly Painted, Pantry, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater          |
| Heating           | Central, Gas - Natural                                                                        |
| Cooling           | Central Air, Ceiling Fan(s)                                                                   |
| # of Stories      | 2                                                                                             |

### Exterior

|              |                                         |
|--------------|-----------------------------------------|
| Roof         | Metal                                   |
| Construction | Frame, Trim Vinyl, Siding CmntFbrHrdBrd |
| Foundation   | Slab                                    |

### School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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