

\$2,495,000 - 196 Magnolia Street, Santa Rosa Beach

MLS® #991726

\$2,495,000

4 Bedroom, 4.00 Bathroom, 2,016 sqft

Detached Single Family

GRAYTON BEACH, Santa Rosa Beach, FL

Welcome to your dream Gulf view beach house in historic Grayton Beach, one of Florida's most beloved and iconic coastal communities. This beautifully updated 4 bedroom, 3.5 bath home sits just steps from the sugar white sand and emerald waters of Grayton Beach State Park, offering the perfect blend of charm, comfort, and investment potential. With a proven rental history and exceptional short term rental income opportunities, this property is both a serene retreat and a high performing asset.

A True Grayton Beach Gem

Located in the heart of Old Town Grayton Beach, where life moves at an easygoing pace and every day ends with a breathtaking sunset, this home invites you to relax on any of its three covered lanais and soak in the coastal breeze. The exterior has been meticulously maintained and enhanced with low maintenance natural landscaping, ensuring beauty without the upkeep.

Resort Style Outdoor Living

The main level is designed for unforgettable days in the sun, featuring:

- " A large custom pool
- " Outdoor shower
- " Poolside half bath
- " Covered terrace perfect for lounging or grilling
- " Ample storage, including a large owner's storage room/workspace
- " Covered parking

This thoughtful layout makes beach living



effortless for both owners and guests.

Bright, Open, and Perfect for Entertaining

On the second level, sunlight pours through expansive windows and doors, illuminating the spacious open concept living area. The upgraded kitchen features:

- " Custom white cabinetry
- " Stainless steel appliances
- " 6 burner gas range + dual oven
- " Wine Cooler / Beverage Fridge
- " Breakfast bar
- " Walk in pantry

Three guest bedrooms and two full bathrooms provide plenty of space for family and visitors, while the screened porch offers a peaceful spot to enjoy morning coffee or evening cocktails.

Private Third Level Retreat

The entire third floor is dedicated to the luxurious primary suite, complete with:

- " Spectacular Gulf views
- " Expansive walk in closet
- " Spa inspired bathroom with jetted tub, large walk in shower, and dual vanities
- " Private covered veranda overlooking the water

It's a sanctuary designed for relaxation and rejuvenation.

Unmatched Walkability & Local Lifestyle

This home places you in the center of everything that makes Grayton Beach so special:

- " Walk to 15+ restaurants, caf  s, and local favorites
- " Two beach access points just two blocks away
- " Steps from Grayton Beach State Park
- " Launch a boat or YOLO board into Western Lake
- " Paddle straight out to the Gulf or explore Turtle Reef

Grayton Beach is known for its quirky charm locals lovingly say, "Nice Dogs, Strange People" and Southern Living has described

the area as "upscale but unfussy." It's a community unlike any other on 30A.

Turnkey & Rental Ready

This home is being sold fully furnished and rental ready, making it an ideal opportunity for investors seeking a high value short term rental with a strong rental history. Whether you're looking for a personal getaway, a full time residence, or a top performing vacation rental, this property checks every box.

Don't miss your chance to own a rare piece of paradise in one of the most sought after neighborhoods on 30A. Buyers should verify all dimensions and details important to them.

Built in 2003

Essential Information

MLS® #	991726
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,016
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	196 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, Public Sewer, Public Water
Parking	Oversized, Covered
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Pantry
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Sprinkler System
Lot Description	Interior Lot, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scott Provow Realty
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