

\$1,195,000 - 24 Woodland Bayou Drive, Santa Rosa Beach

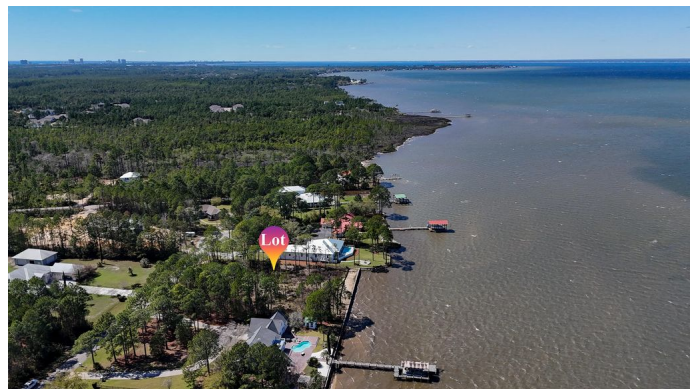
MLS® #999777

\$1,195,000

Bedroom, Bathroom,
Unimproved Land on 1.08 Acres

WOODLAND BAYOU ESTATES, Santa Rosa Beach, FL

Shovel-Ready Waterfront Estate on Hogtown Bayou with Optional HOA! Don't miss this ultra-rare opportunity to build your dream legacy estate on a premium, private cul-de-sac lot on Woodland Bayou Drive. Spanning over one full acre with an impressive 175 linear feet of direct waterfrontage. Avoid the grueling 12-to-18- month FDEP and the Army Corp of Engineers permitting and environmental backlogs-the heavy lifting is already complete with a newly installed seawall and permits in hand with fully finalized wetland mitigation. To accelerate your build, the seller is including a set of custom architectural plans beautifully tailored to the lot's unique dimensions which includes a three-car garage and pool. Located in a tranquil, estate-driven pocket, the property features a highly unique, optional HOA at an incredibly low \$100 per year, giving you ultimate architectural freedom with zero corporate overreach. Whether you are a custom builder looking for a premium showcase lot or an individual seeking deep-water access, privacy, and space, this shovel ready parcel is unmatched on the bay. Inquire with Greg Smith today. (Note: Also available from same seller-inquire about our turn-key fully furnished 3BR/3BA single-level residence with private heated pool and no HOA located nearby in Seagrove Beach.



Essential Information

MLS® #	999777
Price	\$1,195,000
Acres	1.08
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	24 Woodland Bayou Drive
Area	16 - North Santa Rosa Beach
Subdivision	WOODLAND BAYOU ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Propane, Public Sewer, Public Water
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou
Water View	Bay, Bayou

Exterior

Lot Description	Bulkhead/Seawall, Cleared, Cul-De-Sac, Survey Available, Within 1/2 Mile to Water
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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	Corcoran Reverie SRB
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consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.Vendors Member Number : 28325
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