$1,499,000 - 298 Cullman Avenue, Santa Rosa Beach

MLS® #1004544

$1,499,000
4 Bedroom, 4.00 Bathroom, 2,211 sqft
Detached Single Family on 0.16 Acres

GROVE BY THE SEA, Santa Rosa Beach, FL

298 Cullman is the picture of what you envision when you think of a Seagrove Beach home with inviting porches and a relaxed feel that echos the 30A mantra "slow down, you're here." The home is a picturesque beachside cottage nestled within the longtime favorite community of Grove by the Sea. The Grove has seen minimal turnover over the years as many owners find it hard to leave the rare combination of convenience and privacy found here. The community is almost hidden in plain sight in the heart of Seagrove Beach. Cherished by both full-time residents and vacationers, the neighborhood is known for its mature landscaping, winding gravel paths, and peaceful, tucked-away atmosphere--while still offering easy access to multiple nearby beach walkovers. Seaside, WaterColor, and the heart of 30A are just minutes away by bike or golf cart. Classic 30A favorites like Cafe 30A, Seagrove Market, Modica Market, Bud and Alley's and Seaside's "airstream row" are all close by. Enjoy quick access to the numerous concerts, move nights, farmers markets and special events held year round in Seaside and WaterColor. Take advantage of bike parking only at the 4 closest beach access points making beach access a breeze. A classic screened front porch sets the tone, creating an inviting space for morning coffee or quiet afternoons. Inside, the main living area is spacious and flexible, allowing for multiple seating arrangements ideal for gathering and entertaining. Adjacent to the living space, the

kitchen and dining area provide a comfortable setting for shared meals and relaxed hosting. The first floor features two guest bedrooms with a shared bath, offering convenience and privacy for visitors. Upstairs, the owner's suite occupies the entire second level and includes a generous bedroom, walk-in closet, en suite bath, and a private balcony an ideal retreat at the end of the day.

Adding exceptional versatility, the carriage house includes an oversized garage along with a fully equipped guest suite above, complete with a living area, kitchenette, bedroom, and bath perfect for guests or extended stays. The garage offers ample room for bikes, beach gear, and storage.

Residents of Grove by the Sea enjoy access to two community pools, including one just steps from the home. With a one-way-in, one-way-out layout and limited traffic, the neighborhood maintains a sense of privacy while remaining close to the vibrant energy of Seaside. Whether as a primary residence, second home, or coastal getaway, 298 Cullman Ave offers a timeless expression of classic Seagrove living.

Built in 1999

Essential Information

MLS® #	1004544
Price	$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.16
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Beach House
Status	Active

Community Information

Address	298 Cullman Avenue
Area	18 - 30A East
Subdivision	GROVE BY THE SEA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Water, TV Cable
Parking	Garage Detached, Oversized

Interior

Interior Features	Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Washer
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	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 Coastal Abode

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