

\$2,049,000 - 305 Elm Street, Santa Rosa Beach

MLS® #1012558

\$2,049,000

5 Bedroom, 5.00 Bathroom, 3,155 sqft

Detached Single Family on 0.15 Acres

Gulf Shore Manor, Santa Rosa Beach, FL

Gulf Shore Manor is one of the few pockets of Seagrove where the beach right is written into the deed. A recorded easement, confirmed in circuit court, passes to the buyer with the lot, and the documentation is available for review. That is the piece almost no competing listing on this stretch can match.

The house was completed in 2025 and holds 3,155 square feet on two levels, sleeping 16. A primary suite and a second en-suite bedroom occupy the main floor. Three more bedrooms and a built-in bunk room sit upstairs, and each level has its own laundry.

Specification runs well past the rental-grade norm. Exposed beams cross 10-foot ceilings, doors stand eight feet, walls are Level 5 drywall over foam insulation, glass is impact rated, and the baths are insulated for quiet. Natural gas carries the lanterns, the grill, the pool heater and the tankless water heater, with a recirculating loop so hot water arrives immediately. A gas range and beverage center anchor the kitchen; the walk-in pantry is concealed behind cabinetry.

Out back the lot gives way to standing woods with no rear neighbor, fronted by a covered deck and a heated pool. A deep porch and crushed-shell parking for four face the street. No HOA. No rental restrictions. The sand is a short walk or a cart ride, Seaside's town center sits about a mile off, and Publix is minutes away. Written 2026 rental projections near \$189,000 are available on request. Sold turnkey and furnished with a six-seat golf cart.



Built in 2025

Essential Information

MLS® #	1012558
Price	\$2,049,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,155
Acres	0.15
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	305 Elm Street
Area	18 - 30A East
Subdivision	Gulf Shore Manor
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Has Pool	Yes
Pool	Heated

Interior

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

Exterior

Exterior Features	Outdoor Grill, Columns, Rain Gutters
Lot Description	Interior Lot, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Roof Pitched, Siding CmntFbrHrdBrd

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	Compass
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