

\$975,000 - 34 Chivas Lane # 104c, Santa Rosa Beach

MLS® #1007402

\$975,000

2 Bedroom, 2.00 Bathroom, 1,148 sqft
Condominium

DUNES OF SEAGROVE, Santa Rosa Beach,
FL

Following an extensive, property-wide transformation completed over the past 10 months, Dunes of Seagrove has emerged fresh, modern, reimagined and now officially open for owners and guests ready to make new memories! With approximately \$58,000 in seller-paid assessments fully satisfied, this offering delivers immediate value and peace of mind within a comprehensively upgraded coastal community. Nearly all improvements have been completed, with only final landscaping enhancements and select exterior railing paintwork remaining--positioning the property to soon present as fully refreshed and fortified against the elements, without the delays of ongoing construction. This is a rare opportunity to step directly into peak summer rental demand and capitalize on the strong fall season, making the timing as compelling as the value itself!

Encompassing approximately 300 feet of Gulf frontage across acres of prime, protected coastal land, Dunes of Seagrove is a true low-density community with just 81 residences across 3 buildings--an increasingly rare offering along 30A, particularly at this price point. This expansive footprint creates a sense of space, privacy, and exclusivity that is seldom found, while still delivering direct access to the Gulf's emerald waters.

Perfectly positioned in the center of Building C,



this elevated residence enjoys one of the most desirable vantage points in the community--offering beautifully framed views without visual encumbrances. Its central orientation provides effortless access to amenities while maintaining a sense of privacy and tranquility, enhanced by the community's low-rise design. Here, residents enjoy a more exclusive coastal experience without compromising the sweeping Gulf views and open sightlines that define 30A living. A rare, deeded covered parking space, and virtually zero elevator wait time makes this the perfect primary, or secondary home!

The residence itself has been thoughtfully renovated to deliver a truly turnkey experience. A comprehensive 2020 interior transformation includes updated flooring, fully renovated bathrooms, an upgraded kitchen with new countertops and appliances, modern fixtures, and all-new furnishings throughout. Additional improvements include new plumbing and fixtures, a brand-new water heater, and a recently replaced HVAC system (October 2024). Designed for both personal enjoyment and investment performance, the spacious two-bedroom layout presents a proven, income-producing opportunity within one of 30A's most desirable Gulf-front communities. It offers an unforgettable coastal experience that leaves a lasting sense of place--one that naturally calls guests, friends, and family back time and time again.

Beyond the residence, the building has undergone significant capital improvements, including full waterproofing, new impact-rated windows and doors, updated railings, and fresh exterior paint--ensuring long-term structural integrity and lasting quality. Ongoing enhancements, including new landscaping and pool area refinements, will further elevate the community, offering the feel of a newly

completed resort without the extended timeline.

Ideally located along Scenic Highway 30A, the setting is both rare and irreplaceable--placing you just moments from private beach access to the Gulf's emerald waters, as well as the unique beauty of Eastern Lake and the protected expanse of Deer Lake State Park. Renowned dining destinations including Caf  Thirty-A, Perfect Pig, and Old Florida Fish House with music and entertainment are all within easy reach by bike or foot, allowing for a truly connected coastal lifestyle.

Residents of Dunes of Seagrove enjoy an impressive suite of resort-style amenities, including a 7,500-square-foot multi-level lagoon pool with waterfall, hot tub, expansive sundecks, tennis and pickleball courts, fitness center, sauna, steam room, EV charging, and a welcoming lobby with gathering spaces. Combined with private beach access and a notably uncrowded shoreline, this offering represents a rare opportunity to own within a fully revitalized, amenity-rich Gulf-front community along 30A--seamlessly blending lifestyle, investment potential, and the ease of turnkey ownership. Make this your new home away from home!

Built in 2002

Essential Information

MLS� #	1007402
Price	\$975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Year Built	2002
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	34 Chivas Lane # 104c
Area	18 - 30A East
Subdivision	DUNES OF SEAGROVE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage, Covered
# of Garages	1
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Crown Molding, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Storm Window(s), Window Treatments
Roof	Flat
Construction	Concrete, Steel Frame

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office

A List Beach Realty LLC

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