

\$1,175,000 - 349 Little Canal Drive, Santa Rosa Beach

MLS® #1012381

\$1,175,000

3 Bedroom, 2.00 Bathroom, 1,923 sqft

Detached Single Family on 0.26 Acres

DAUGHETTES AMENDED, Santa Rosa Beach, FL

This charming Point Washington, waterfront home is located in the heart of Santa Rosa Beach! Offering 1,923 square feet of heated living space and just over 2,800 square feet under roof, this 3-bedroom, 2-bath home features an inviting open floor plan designed for comfortable living and entertaining. A spacious 2-car garage provides plenty of room for vehicles, storage, and all your coastal lifestyle gear.

Step outside and enjoy waterfront living with your own boat house and lift, making it easy to take advantage of everything the area's waterways have to offer. Just think, you can leave your backyard by boat and go to Crab Island for the day, stop by one of your favorite waterfront restaurants or take a scenic cruise through the Choctawhatchee River where the draping moss and native palms resembles a Disney Jungle Cruise! This home is located just a few miles from Grayton Beach, previous ranked as #1 beach by Dr. Beach. This neighborhood also borders the Point Washington State Forest, providing convenient access to miles of scenic walking and biking trails.

Centrally located near area schools, shopping, dining, beaches, and outdoor recreation, this home offers the perfect blend of convenience, charm, and the laid-back coastal lifestyle that makes Santa Rosa Beach so special. Whether



you're looking for a full-time residence, second home, or waterfront getaway, this property is ready to be enjoyed!

Built in 2003

Essential Information

MLS® #	1012381
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,923
Acres	0.26
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	349 Little Canal Drive
Area	19 - Point Washington
Subdivision	DAUGHETTES AMENDED
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Golf Cart Garage
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access
Water View	Canal

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Fireplace, Newly Painted, Pantry,
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	Walls Wainscoting, Washer/Dryer Hookup
Appliances	Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Sprinkler System
Windows	Window Treatments
Roof	Metal
Construction	Brick

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	30A Local Real Estate
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Listing information last updated on September 20th, 2026 at 6:37pm CDT