

\$5,500,000 - 485 Old Beach Road, Santa Rosa Beach

MLS® #1012886

\$5,500,000

5 Bedroom, 4.00 Bathroom, 2,351 sqft

Detached Single Family on 0.56 Acres

OLD FLORIDA BEACH, Santa Rosa Beach, FL

Perched atop a sugar-white dune in the private, gated enclave of Old Florida Beach, this rare gulf-front lot offers both immediate rental income and long-term development potential. The existing home, spanning only half of the buildable footprint, generates nearly \$200,000 in annual rental revenue and comfortably accommodates up to 14 guests. Priced at lot value based on recent sales on the west end of Scenic Highway 30A, this is a compelling opportunity to hold, collect, and plan.

The current residence offers classic coastal charm, featuring breezy porches, multiple balconies, and a walkway that leads directly to the shoreline. Inside, the open-concept main floor includes a large living area, dining space for six, and a generous kitchen with wraparound butcher block counters. Two guest rooms with twin queen beds share a hall bath on this level, while upstairs features two additional queen bedrooms with balcony access, a shared bath, and a spacious gulf-facing primary suite. The primary includes its own beachfront balcony, wet bar, and an ensuite with marble-tiled walk-in shower and granite-topped vanities.

Beyond the home itself, Old Florida Beach is a coveted low-density community with private beach access, a neighborhood pool, and a dock on Draper Lake -- one of the area's rare



coastal dune lakes. From this tranquil location, you're minutes from Gulf Place, Seaside, Florida, and the Village of Baytowne Wharf, with dining, shops, and entertainment close by. Bring a buyer, builder, or investor ready to envision a future gulf-front masterpiece, while letting the current home pay its way in the meantime.

Built in 1996

Essential Information

MLS® #	1012886
Price	\$5,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,351
Acres	0.56
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	485 Old Beach Road
Area	17 - 30A West
Subdivision	OLD FLORIDA BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric, Gas - Natural, Public Water, TV Cable
View	Gulf
Is Waterfront	Yes

Waterfront	Gulf
Water View	Gulf

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Heat High Efficiency, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	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	Scenic Sotheby's International Realty
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