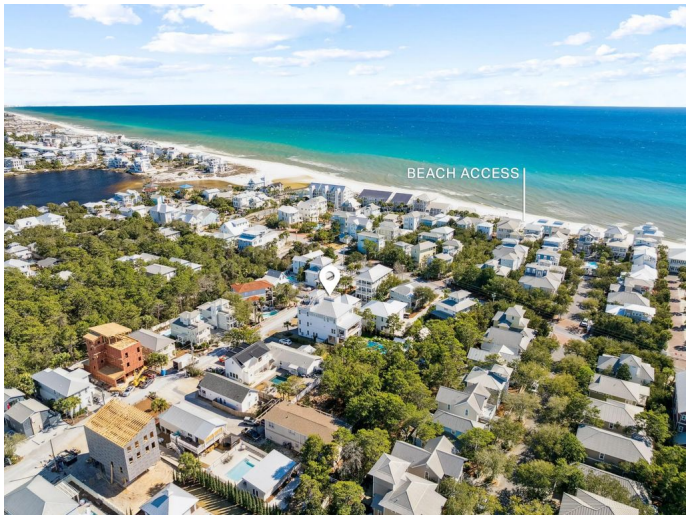
$5,000,000 - 49 Brown Street, Santa Rosa Beach

MLS® #996872

$5,000,000
6 Bedroom, 8.00 Bathroom, 6,057 sqft
Detached Single Family on 0.30 Acres

N/A, Santa Rosa Beach, FL



This coastal estate is positioned on a rare estate-sized homesite south of Scenic Highway 30A in the heart of Seagrove Beach. Blending modern coastal architecture with resort-level amenities, the property offers both an exceptional private retreat and a proven income-producing investment, generating $420,006 in rental revenue in 2025 alone. Spanning 6,057 square feet, the residence features six spacious bedrooms, six full and two half bathrooms, thoughtfully designed to accommodate both large gatherings and private escapes. Inside, clean architectural lines, curated finishes and expansive windows fill the home with natural light, creating an atmosphere that feels refined yet relaxed. Every detail reflects intentional design, balancing elevated materials with the effortless comfort expected of a premier 30A retreat.

Outdoor living is equally compelling. The expansive grounds create a true private compound, anchored by a large resort-style pool, hot tub and dedicated pool house that enhances both convenience and entertaining. A private basketball court adds a rare recreation element, while multiple outdoor gathering areas invite relaxation throughout the day. One of the home's most captivating features is the rooftop terrace, where sweeping gulf views provide a dramatic backdrop for sunset gatherings and quiet coastal mornings. This elevated vantage point reinforces the home's connection to its

surroundings, capturing the essence of Seagrove Beach living. Whether envisioned as a primary residence, second home, or investment property, 49 Brown Street represents a rare opportunity to own a newly built coastal estate with exceptional design, strong rental performance, and a premier south-of-30A location just moments from the gulf.

Built in 2023

Essential Information

MLS® #	996872
Price	$5,000,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	6,057
Acres	0.30
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	49 Brown Street
Area	18 - 30A East
Subdivision	N/A
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage Door Opener, Garage

# of Garages	1
View	Gulf, Lake
Water View	Gulf, Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Crown Molding, Fireplace, Kitchen Island, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Kitchen
Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty

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