# $1,699,900 - 49 Seaboard Lane, Santa Rosa Beach

MLS® #1002525

**$1,699,900**
6 Bedroom, 6.00 Bathroom, 4,165 sqft
Detached Single Family on 0.12 Acres

Bluewater Landing, Santa Rosa Beach, FL

Bluewater Landing is a gated community SOUTH OF SCENIC 30A in Blue Mountain Beach, Florida, known for its high elevation in South Walton, rolling dunes, white-sand beaches, coastal dune lakes, and strong demand for vacation rentals. Residents enjoy easy access to dining, recreation, and the Timpoochee Trail.

This over-4,000 sq ft residence is an attractive investment: six spacious bedrooms, six full bathrooms, two single-car garages, an open-concept main level, a well-appointed kitchen for effortless entertaining, and an ELEVATOR serving all three levels. The property has never been short-term rented, shows no wear-and-tear, and is in meticulous condition. An identical floorplan in the neighborhood produced $150,000 in rental revenue with bookings for 2026. Ideal as a short- or long-term rental (previously rented for $10,500/month), a second home, or full-time residence.  Call today for a private showing! Comparable nearby homes operated as vacation rentals have produced over $150,000 annually, underscoring the strong short-term rental potential in the area.

Key investor highlights:
- Prime 30A location in Blue Mountain Beach with high demand for vacation rentals
- Large floor plan suitable for high-occupancy rental strategies
- Proven vacation-rental comps exceeding

$150,000/year
- Low competition within an intimate 31-home community, supporting premium pricing

Privacy, durability, and turnkey rental appeal make this property well-suited for investors seeking both strong cash-flow potential and long-term appreciation in a sought-after 30A market.

Built in 2023

## Essential Information

| | |
|---|---|
| MLS® # | 1002525 |
| Price | $1,699,900 |
| Bedrooms | 6 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 4,165 |
| Acres | 0.12 |
| Year Built | 2023 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Beach House |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 49 Seaboard Lane |
| Area | 17 - 30A West |
| Subdivision | Bluewater Landing |
| City | Santa Rosa Beach |
| County | Walton |
| State | FL |
| Zip Code | 32459 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |
| Parking | Garage Door Opener, Garage |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup, Elevator |
| Appliances | Cooktop, Dishwasher, Disposal, Microwave, Double Oven |
| Heating | Central |
| Cooling | Central Air |
| # of Stories | 3 |

## Exterior

| | |
|---|---|
| Exterior Features | Outdoor Shower |
| Roof | Metal |
| Construction | Trim Vinyl |
| Foundation | Slab |

## School Information

| | |
|---|---|
| Elementary | Van R Butler |
| Middle | Emerald Coast |
| High | South Walton |

## Additional Information

| | |
|---|---|
| Zoning | Resid Single Family |

## Listing Details

| | |
|---|---|
| Listing Office | 1 Percent Lists Florida Coast |

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