

\$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
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Listing Details

Listing Office	1 Percent Lists Florida Coast
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