

\$1,650,000 - 54 Abbey Road, Santa Rosa Beach

MLS® #1003480

\$1,650,000

4 Bedroom, 5.00 Bathroom, 2,304 sqft

Detached Single Family on 0.20 Acres

Coastal Grove, Santa Rosa Beach, FL

"Follow the Sun" at 54 Abbey Road is the kind of opportunity that defines a market -- an irreplaceable 30A property that savvy buyers wait years to find! Did I mention, No HOA Fees?. Perfectly positioned on one of the highest elevations near the Gulf and spanning nearly a quarter-acre across two combined lots, this estate offers a rare blend of privacy, scale, and untapped potential just moments from the sand. A short walk or effortless golf cart ride delivers you to Ed Walline Beach Access, while at home, a true resort experience unfolds. The expansive grounds showcase one of the largest full-size pools and hot tubs in the area, complemented by a cabana, outdoor fireplace, gas grill, and an outdoor shower with private dressing area--crafted for unforgettable luxury stays and elevated entertaining. Already a proven rental powerhouse, the real advantage lies in what comes next. The oversized dual-lot footprint may allow for a guest house, second income-producing residence, or custom garage, with rear easement access in place and possible re-division for future resale strategies. All subject to county regulations, of course! Opportunities with this level of location, land, and income potential are exceptionally rare--making this not just a purchase, but a strategic acquisition poised for immediate returns and long-term appreciation.

Built in 2007



Essential Information

MLS® #	1003480
Price	\$1,650,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,304
Acres	0.20
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	54 Abbey Road
Area	17 - 30A West
Subdivision	Coastal Grove
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Private Yard, Shower
Lot Description	Within 1/2 Mile to Water
Windows	Plantation Shutters, Window
Construction	Siding CmntFbrHrdBrd



School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Crye-Leike Coastal Realty
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