

# \$9,200,000 - 58 Montgomery Street, Santa Rosa Beach

MLS® #999275

**\$9,200,000**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Detached Single Family

SEAHIGHLAND, Santa Rosa Beach, FL

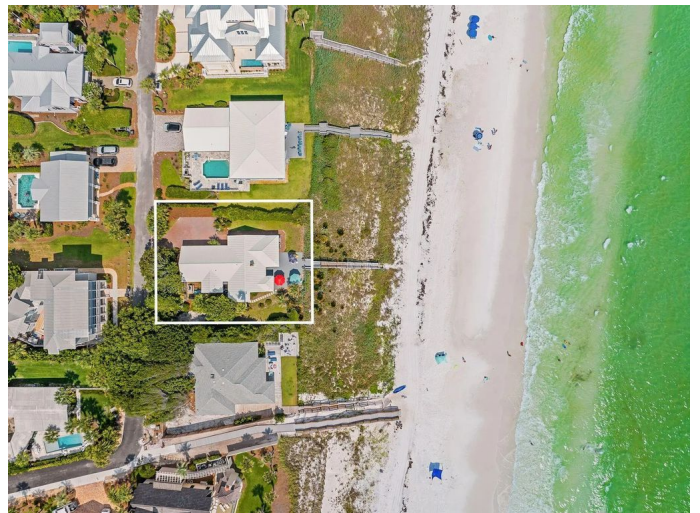
Tucked along one of the most iconic and tightly held stretches of Old Seagrove Beach, 58 Montgomery Street offers something increasingly rare on 30A. A Gulf front property with an impressive 90 feet of frontage on the Emerald Coast. This charming beach bungalow sits on a wide, private-feeling homesite with sweeping views and direct access to the sand. Whether preserved as is or reimagined down the line, the lot's generous proportions offer a level of breathing room that is hard to find this close to Seaside.

Montgomery Street is home to just 15 Gulf front properties, each unique in architecture and character, and most held by longtime owners. It is a street where legacy and location matter more than flash, a quiet and coveted lane where properties rarely change hands. The existing home is single-level with 3 bedrooms and 3 bathrooms, comfortably laid out with multiple living areas, a screened porch, and one of the most peaceful sunset backdrops anywhere on 30A.

Built in 1957

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 999275      |
| Price      | \$9,200,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,557                  |
| Year Built     | 1957                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 58 Montgomery Street |
| Area        | 18 - 30A East        |
| Subdivision | SEAHIGHLAND          |
| City        | Santa Rosa Beach     |
| County      | Walton               |
| State       | FL                   |
| Zip Code    | 32459                |

### Amenities

|               |                                                       |
|---------------|-------------------------------------------------------|
| Utilities     | Electric, Phone, Public Sewer, Public Water, TV Cable |
| Parking       | Other                                                 |
| View          | Gulf                                                  |
| Is Waterfront | Yes                                                   |
| Waterfront    | Gulf                                                  |
| Water View    | Gulf                                                  |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Fireplace, Kitchen Island, Washer/Dryer Hookup             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating           | Central                                                                   |
| Cooling           | Central Air                                                               |
| # of Stories      | 1                                                                         |

### Exterior

|                 |                                            |
|-----------------|--------------------------------------------|
| Lot Description | Survey Available, Within 1/2 Mile to Water |
| Windows         | Window Treatments                          |
| Roof            | Metal                                      |
| Construction    | Concrete                                   |

### 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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Listing information last updated on September 15th, 2026 at 4:37pm CDT