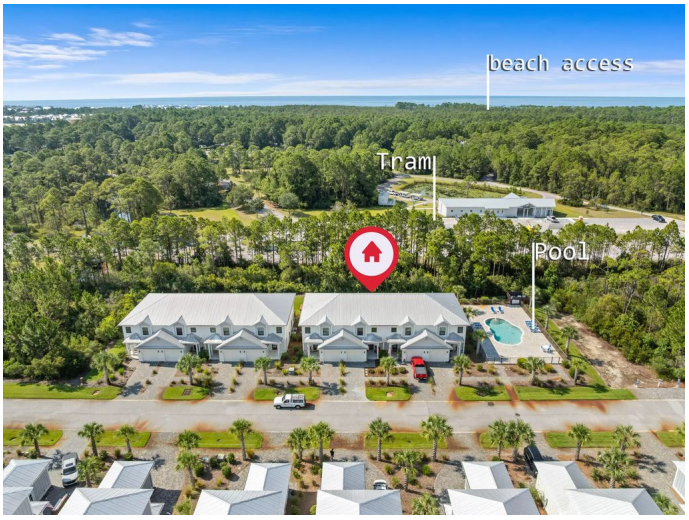
$625,000 - 67 Herons Crossing 1c, Santa Rosa Beach

MLS® #1011321

$625,000
3 Bedroom, 3.00 Bathroom, 1,687 sqft
Townhouse



Herons Crossing, Santa Rosa Beach, FL

Townhomes in Herons Crossing almost never come up for sale, and this one was built by a respected local builder rather than one of the national production builders common around 30A. Since new, only one other unit has hit the MLS, and it sold fast. Everything else here has traded by word of mouth: a rare shot at a neighborhood where people don't usually leave.
Step inside to 9-foot ceilings, fresh paint, and LVP flooring throughout (tile in the upstairs baths). The kitchen anchors the main level: a big island holds the sink, granite counters, white shaker cabinets, tile backsplash, stainless appliances, and a Kitchen Aid dual-oven induction range for anyone who actually cooks. The open living and dining space looks out through two windows straight onto the patio and green space behind the home, rolling back into the tree line of Topsail Hill State Park.
Upstairs: a primary suite with a large shower, double-sink vanity, and walk-in closet, two more bedrooms, a full hall bath, and the laundry right where you need it. The one-car garage has elevated storage racks and still fits a full-size SUV with a paddleboard and gear to spare.
HOA covers the pool, common area upkeep, pine straw, palm trimming, and building maintenance. Non-short-term rental community, 12-month leases only. Across 30A, Club 30A is under construction now: a fitness facility, event space, and Grindstone

Cowboy coffee shop and restaurant, all walkable, on top of biking or riding the free tram to Topsail's beach Welcome to 67 Herons Crossing.

This is a home the seller built their life around, and townhomes here almost never come up for sale. Only one other has ever hit the MLS in this community, and it sold quickly, before it had much time on market. Everything else has changed hands by word of mouth, between neighbors, or off market, the same way this one did in 2022. That tells you something about the people who end up here: once they find it, they don't leave.

The building itself was constructed by a well-regarded local builder rather than one of the larger national production builders that have become common along this stretch of 30A. Nearly seven years in, it shows in the details that matter: tight, straight lines and a home that's held up cleanly, the result of solid original construction and being well cared for since.

Step onto the covered front porch and into an interior unit, quiet and tucked in from the street. Inside, 9-foot ceilings and fresh paint make the whole main level feel bright and current. LVP runs underfoot through the entry, with a coat closet right where you need it and a half bath just off the open living and dining space.

The kitchen is the heart of it. A large island with its own sink anchors the room, topped in granite with white shaker cabinets, tile backsplash, and stainless appliances throughout, including a Kitchen Aid dual-oven induction range for anyone who actually cooks. There's a handy pantry for real storage, not just a closet with cheap wire shelves.

The living and dining space is wide open and unfussy, with two windows pulling in the view: green space rolling back into the tree line of Topsail Hill State Park. No neighbor's fence, no rooftop, just woods. All the Samsung

flat-screen TVs and mounts in the home stay with the sale, so you're not starting from scratch.

Upstairs, the primary suite is generously sized, with a bath that includes a large walk-in shower, double-sink vanity, and a walk-in closet with real capacity. The second bedroom is large enough that it currently holds a king bed, two nightstands, and a dresser with room to spare. This isn't a "will it fit" upstairs bedroom; it actually works as a second primary if you need it to. The third bedroom is a comfortable size and currently runs as a home office. The hall bath serves both secondary bedrooms with a tub/shower combo and double-sink vanity, tile carries through both upstairs bathrooms, and the laundry room is conveniently located upstairs with the bedrooms, not tucked in the garage or a downstairs closet.

The one-car garage is more useful than it sounds. Elevated storage racks keep gear up and out of the way, and there's still room to comfortably park a full-size SUV with a paddleboard and the usual beach-life clutter left over.

Now let's talk about what makes Herons Crossing different.

This is a small neighborhood by design: 12 single-family homes and 8 townhomes, on one street. The townhomes sit in two buildings of four units each, on the south side, with rear patios that open directly onto green space bordering Topsail Hill Preserve State Park. Unlike the single-family homes here, the townhomes carry no conservation easement behind them; the yard is genuinely usable space, right up to the tree line.

The HOA takes the maintenance headache off your plate entirely: all common area upkeep, the community pool, annual pine straw renewal, palm tree trimming, yearly pressure washing of the building exteriors, and exterior painting of the buildings as needed. The

buildings went up in 2019, and at this point are due for repainting within the next year or two, an additional cost you won't carry personally, since it's handled by the HOA.
Herons Crossing is a non-short-term rental community, 12-month minimum lease term across the board. That means real neighbors and second homes year-round, not a rotating cast of weekly renters.
And then there's the location, which is genuinely hard to find elsewhere on 30A. Topsail Hill Preserve State Park is next door, not a mile away, not a bike trail connection, but bordering the neighborhood directly. While the public beach accesses up and down 30A fill in by mid-morning on a summer weekend, Topsail stays quieter: three miles of protected coastline, towering dunes, and water that looks better than the postcards. Walk or bike to the park entrance and catch the free tram down to the sand or ride your bike straight over. A Florida State Parks annual family pass runs about $120, and that's your beach access sorted for the whole year.
And there's something new on the horizon. Directly across 30A from the neighborhood, a development called Club 30A is currently under construction; the exterior is mostly completed as of this listing. It's set to include a full-service fitness facility, event space, and a coffee shop and restaurant, Grindstone Cowboy. No official opening date has been announced yet, but it's expected to open within the coming year. For a neighborhood where the closest gym or coffee shop has always meant a drive or a longer bike ride, having walkable fitness and dining land just across the street is a real shift, on top of the walking, biking, and tram access to the beach you already have.
The details that matter:
Ã• 3 bedrooms, 2.5 baths -- 1,687 sq ft
Ã• Interior unit -- quiet and tucked away from the street

Ã• Built 2019 by a respected local builder, not a national production builder
Ã• Rear patio backs to green space bordering Topsail Hill Preserve State Park
Ã• No conservation easement behind the unit (unlike the single-family homes)
Ã• LVP flooring throughout, tile in the upstairs bathrooms
Ã• 9-foot ceilings, fresh interior paint
Ã• Kitchen: large island with sink, granite counters, white shaker cabinets, tile backsplash, stainless appliances, Kitchen Aid dual-oven induction range, pantry
Ã• Laundry room upstairs with the bedrooms
Ã• One-car garage with elevated storage racks -- fits a full-size SUV plus paddleboards and gear
Ã• All Samsung flat-screen TVs convey
Ã• HOA covers common area maintenance, community pool, pine straw, palm trimming, building pressure washing, and exterior painting as needed
Ã• Non-short-term rental community, 12-month minimum lease
Ã• One of only two Herons Crossing townhomes ever offered on MLS since new
Ã• Club 30A (fitness, event space, Grindstone Cowboy coffee shop/restaurant) under construction directly across 30A
Ã• Walkable, bikeable, or tram access to Topsail Hill State Park beach.
Offered partially furnished to make the transition a little easier for the new owners. Full list available upon request. Thanks

Built in 2019

Essential Information

MLS® #	1011321
Price	$625,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,687
Year Built	2019
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	67 Herons Crossing 1c
Area	17 - 30A West
Subdivision	Herons Crossing
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Guest
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Electric Water Heater
Heating	Central, Heat High Efficiency
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Sprinkler System, Rain Gutters
Lot Description	Covenants, Dead End, Interior Lot, Level, Restrictions, Storm Sewer
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Real Broker LLC

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