

\$524,900 - 76 E Harborview Road, Santa Rosa Beach

MLS® #1010757

\$524,900

4 Bedroom, 3.00 Bathroom, 1,872 sqft

Detached Single Family on 0.11 Acres

MACK BAYOU CENTER, Santa Rosa Beach, FL

Rare 4-bedroom, 3-bath Florida Cottage in the heart of Mack Bayou -- no HOA, no restrictions, just a well-built two-story home with real bones and room to breathe. At 1,872 sq ft, the layout works: an open great room anchored by a fireplace flows into a fully renovated kitchen with quartz countertops, white shaker cabinets, a tile backsplash, stainless appliances, walk-in pantry, and a shiplap breakfast bar that seats the whole crew. LVP floors run through the main living areas, downstairs bedroom, and the upstairs master -- durable, good-looking, and built to handle beach life. The primary suite is where it belongs: private, upstairs, with French doors opening onto a covered second-floor balcony, a double vanity, garden tub, separate shower, and a walk-in closet. Two additional bedrooms share the upper floor. A fourth bedroom sits on the main level -- ideal for guests, a home office, or flex use. Out back, a fully fenced yard shaded by a live oak canopy, with a raised wood deck, paver patio, and a custom-painted mural fence that gives the space real personality. A mudroom off the back door keeps beach life from taking over the house. Metal roof. HardiBoard siding. Fireplace in the great room. Mack Bayou a short walk away, the beach just minutes beyond that. Priced right for a buyer who recognizes a great floor plan, a great location, and the chance to finish making it their own. Welcome to 76 E Harborview Road.



Pull up and you already know something is different. The white picket fence wraps the front yard. A two-story Florida Cottage sits back from the road -- white HardiBoard, black accents, double front porches stacked one on top of the other, ceiling fans turning overhead. Pink French doors on the covered front porch. Hanging baskets. A checkered painted floor. The kind of curb appeal that makes people slow down when they drive by.

This is Mack Bayou. Not 30A proper -- better, in a lot of ways. No HOA. No short-term rental neighbors rotating in every weekend. Just a quiet residential pocket tucked off Mack Bayou Road, close enough to the beach to feel it, far enough from the chaos to actually live here.

Step inside and the main floor opens up immediately. Great room, dining area, and kitchen all connected -- light, airy, and wider-feeling than 1,872 square feet suggests. LVP flooring runs throughout the main living areas, low maintenance and durable, exactly what you want at the coast. A fireplace anchors the living room. The windows let the trees in. It feels like a home.

The kitchen is the heart of it. Quartz countertops. White shaker cabinets. Tile backsplash. Stainless appliances. A shiplap breakfast bar with barstool seating. A walk-in pantry and separate storage closet that actually solve the problem of where everything goes. The layout is open to the dining area and great room, so whoever is cooking is never cut off from the rest of the house. It works.

Just off the kitchen, a mudroom connects the interior to the backyard -- a small detail that makes a big difference when you're coming in from the yard, the beach, or a day on the

water. More houses need this.

There's a full bedroom on the main floor -- 12x12, with a full bath nearby. Use it as a guest room, a home office, or a flex space. Having that option on the first floor is a genuine convenience that not every layout offers.

Head upstairs and the house keeps delivering. Three more bedrooms, two full baths, a hallway that connects without feeling cramped. LVP continues through the upstairs hall and the master. The primary suite is private and removed from the activity of the main floor -- spacious enough for a king bed with room to move around it. A barn door opens to the en-suite bath: double vanity, garden tub, separate shower, tile throughout, walk-in closet. French doors lead out to the private second-floor balcony. Step outside and you're above the tree line, looking out over a quiet street shaded by mature oaks. It's a good place to start the morning. One of the two additional upstairs bedrooms also opens to the balcony through its own set of French doors -- a detail that makes a guest room feel a lot more like a retreat.

Now step out back.

The backyard is a genuine surprise. Fully fenced for privacy, with a tall cedar fence wrapping the perimeter. A mature live oak anchors the space -- one of those big, spreading coastal oaks that casts real shade. A raised wood deck sits in the corner with dining and seating space. A paver patio extends the usable outdoor area. And along the back fence, a custom-painted mural -- bold, tropical, full of color -- gives the yard a personality you don't find in every backyard. It's the kind of outdoor space that makes people want to spend time in it.

The lot is 100x50. That's a real backyard for this market. No HOA means no restrictions on how you use it.

Now let's talk about why Mack Bayou makes sense.

The Santa Rosa Beach area north of 98 gets overlooked by buyers chasing a 30A address, and that's exactly what makes it an opportunity. You're minutes from the beach by car, close to the restaurants and shops along 98 and the 30A corridor, and not paying the full premium that comes with being on the south side of the highway. Mack Bayou feeds directly into Choctawhatchee Bay -- fishing, kayaking, and paddleboarding are right here. The Bay is a short walk from this property. It's a quieter, more local way to experience a place that a lot of people only see from the tourist side.

The details that matter:

4 bedrooms, 3 full baths -- 1,872 sq ft

Two-story Florida Cottage -- built 2005

No HOA -- no restrictions, no fees

LVP flooring throughout main living areas, downstairs bedroom, upstairs master and hallway

Renovated kitchen: quartz countertops, tile backsplash, stainless appliances, walk-in pantry

Shiplap breakfast bar with barstool seating

Fireplace in the great room

Mudroom off the backyard entrance

Main-floor bedroom and full bath -- ideal for guests or flex use

Primary suite: barn door to en-suite bath, French doors to private balcony, garden tub, double vanity, walk-in closet

Two additional upstairs bedrooms -- 12x10 each; one with French door balcony access

Fully fenced backyard: live oak, raised deck,
paver patio, custom mural fence
Metal roof • HardiBoard siding • Slab
foundation
Mack Bayou walkable -- Bay access nearby
Minutes to 30A dining, shopping, and beaches
Immediate occupancy available

Built in 2005

Essential Information

MLS® #	1010757
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,872
Acres	0.11
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	76 E Harborview Road
Area	16 - North Santa Rosa Beach
Subdivision	MACK BAYOU CENTER
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
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Interior

Interior Features	Breakfast Bar, Fireplace, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Level
Windows	Window Treatments
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd
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	Real Broker LLC
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