

\$1,248,000 - 769 Old Ferry Road, Santa Rosa Beach

MLS® #1000636

\$1,248,000

5 Bedroom, 3.00 Bathroom, 3,129 sqft

Detached Single Family on 0.70 Acres

Holley Grove at Peach Creek, Santa Rosa Beach, FL

Wake up to the sound of calm waters and birdsong on this breathtaking bayou-front property, with direct access to Choctawhatchee Bay right outside your back door. Tucked away on a lushly wooded .70-acre lot, this is the kind of rare, unspoiled waterfront setting that's nearly impossible to find in Santa Rosa Beach -- mature trees, total privacy, and stunning water views in every direction. Never-lived-in and built in 2025, this gorgeous 5-bedroom, 3-bath home delivers 3,129 square feet of coastal craftsmanship, complete with a boat dock, covered porch, 2-car garage, and designer finishes throughout. Launch from your backyard, fish from your own dock, or simply sit and watch the bayou come alive, (even dolphins have been spotted)-- this is peaceful, private waterfront living at its absolute finest. Just minutes from 30A beaches. From the moment you arrive, you'll be captivated by the home's inviting presence, new construction quality, and thoughtfully designed layout that blends comfort, function, and modern coastal style. Step inside to a light-filled open-concept floor plan featuring a welcoming foyer, a formal dining room, and a dedicated breakfast room perfect for both everyday living and entertaining. The expansive living area flows seamlessly into a chef-inspired kitchen with brand-new appliances, modern cabinetry, and premium finishes.

A versatile bonus flex space offers the perfect



opportunity for a home office, study, or media room, providing flexibility for today's lifestyle needs.

The spacious primary suite offers a private retreat with spa-like features, while four additional bedrooms provide ample space for family, guests, or multi-generational living--all finished with clean, modern design and high-quality craftsmanship throughout.

Enjoy true Florida waterfront living with both a large covered front porch and an expansive covered back porch, ideal for relaxing, entertaining, and enjoying peaceful water views and coastal breezes. The backyard flows naturally toward your private boat dock with direct access to the bay, making boating, fishing, paddleboarding, and sunset cruises effortless.

Set on almost three quarters of an acre, this expansive private lot offers exceptional room for a future pool, outdoor kitchen, or custom outdoor oasis.

Built in 2025

Essential Information

MLS® #	1000636
Price	\$1,248,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,129
Acres	0.70
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	769 Old Ferry Road
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Area	19 - Point Washington
Subdivision	Holley Grove at Peach Creek
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Bay, Bayou, Creek
Water View	Creek/Stream

Interior

Interior Features	Breakfast Bar, Crown Molding, Tray Ceiling(s), Kitchen Island, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Dock, Sprinkler System
Lot Description	Aerials/Topo Availbl, Level, See Remarks, Within 1/2 Mile to Water
Roof	Shingle
Construction	Other, Brick, Siding Brick Front, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	LPT Realty LLC
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