

\$2,950,000 - 81 Brown Street, Santa Rosa Beach

MLS® #998600

\$2,950,000

5 Bedroom, 5.00 Bathroom, 3,066 sqft

Detached Single Family on 0.25 Acres

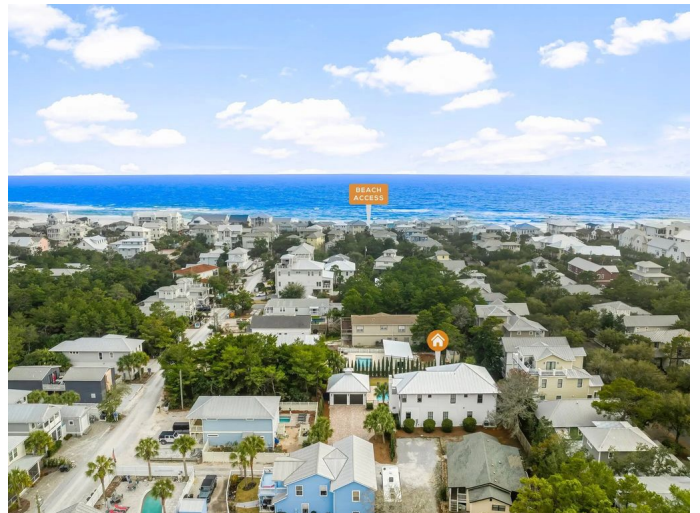
Seagrove Beach, Santa Rosa Beach, FL

Built in 2020 and set on a rare quarter-acre double lot, 81 Brown Street offers 3,066 square feet of well-executed coastal living in the heart of Seagrove Beach. Located a short walk from Ramsgate and Eastern Lake beach access, the property combines scale, privacy, and flexibility with no HOA restrictions.

The five-bedroom, four-and-a-half-bath layout is designed for both comfort and function. The main living area is open and connected, anchored by a kitchen with granite countertops, custom cabinetry, a large island, and a professional-grade six-burner gas range. Finishes throughout include full bamboo flooring, luxury tile, and clean, durable materials suited for full-time use or rental. Three spacious king suites offer flexibility for owners and guests, while a separate guest room and bunk room share a well-appointed hall bath, providing privacy and comfort for family and guests.

The outdoor space is a defining feature. A heated pool and spa, custom fire pit, and Italian cypress-lined perimeter create a private setting uncommon for this location. A detached garage and extended driveway accommodate up to eight vehicles, addressing one of the primary limitations in the 30A market.

Positioned in Flood Zone X and within walking or biking distance to Greenway Station, the



property offers direct access to dining, coffee, and retail while maintaining a quiet residential setting. The combination of lot size, location, and lack of restrictions makes this a highly usable and increasingly scarce offering in Seagrove Beach.

Built in 2020

Essential Information

MLS® #	998600
Price	\$2,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,066
Acres	0.25
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	81 Brown Street
Area	18 - 30A East
Subdivision	Seagrove Beach
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage Detached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Sprinkler System, Rain Gutters
Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
----------------	---

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325

Listing information last updated on September 13th, 2026 at 6:07am CDT