

\$4,595,000 - 81 Montigo Avenue, Santa Rosa Beach

MLS® #1001396

\$4,595,000

8 Bedroom, 10.00 Bathroom, 5,516 sqft

Detached Single Family on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach, FL

Properties of this caliber and design are exceptionally rare in this pocket of Old Seagrove, offering a unique opportunity to own a refined, modern coastal residence just moments from the Gulf and the charm of 30A's most beloved destinations. Positioned for both lifestyle and investment, 81 Montigo Avenue delivers a seamless blend of thoughtful architecture, elevated finishes, and strong rental appeal in one of the area's most desirable location.

Built with a focus on clean lines and timeless coastal elegance, the home balances warmth and sophistication throughout. Wide-plank hardwood flooring, luxury furniture, and carefully curated materials create a cohesive, high-end aesthetic, while expansive windows invite in natural light and blur the line between indoor and outdoor living. Designer lighting and subtle architectural details add depth without overwhelming the space.

The kitchen is designed to anchor the home, featuring custom cabinetry, premium appliances, and an oversized island that effortlessly accommodates both intimate gatherings and large-scale entertaining. It opens seamlessly into the main living area, creating a natural flow ideal for hosting and everyday living alike.

Generously scaled bedrooms and multiple



living spaces provide flexibility for both personal use and rental optimization. The primary suite offers a quiet retreat with a spa-inspired bath, complete with dual vanities, a soaking tub, and a glass-enclosed shower. Additional guest accommodations, including a dedicated bunk space, allow the home to comfortably host large groups while maintaining privacy and comfort.

Outdoor living is equally compelling, with a private pool designed for both relaxation and entertainment, complemented by covered lounging areas that extend usability throughout the year. Upper-level terraces capture coastal breezes and provide the perfect setting for evening gatherings.

With its rare combination of location, scale, and design, 81 Montigo Avenue stands out as a compelling opportunity for those seeking a primary residence, second home, or high-performing investment along 30A.

Built in 2026

Essential Information

MLS® #	1001396
Price	\$4,595,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	5,516
Acres	0.15
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	81 Montigo Avenue
Area	18 - 30A East
Subdivision	GULF SHORE MANOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Walls Mirrored, Wet Bar, Woodwork Painted, Natural Woodwork, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Pool - Gunite Concrtr, Pool - Enclosed, Outdoor Shower, Sprinkler System
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

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

Listing Details

Listing Office	Compass
----------------	---------

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 1st, 2026 at 1:37am CDT