

\$171,900 - Lot 1 Crissman Road, Santa Rosa Beach

MLS® #995278

\$171,900

Bedroom, Bathroom,
Unimproved Land on 0.33 Acres

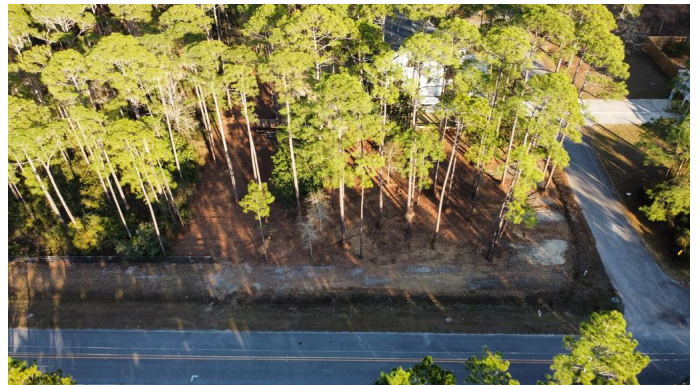
SANTA ROSA PLANTATION, Santa Rosa
Beach, FL

An exceptional opportunity to build in one of South Walton's most desirable bay-access corridors. This 0.33-acre corner homesite is ideally positioned just one block from the Choctawhatchee Bay, offering the rare combination of generous size, excellent elevation, and prime location along County Highway 393.

The lot is predominantly level and showcases a natural landscape of mature pines, magnolias, and native vegetation—providing both character and flexibility for a thoughtfully designed custom residence. From the corner, there are glimpses toward the bay, reinforcing the proximity to the water and the coastal lifestyle that defines this area.

Boating enthusiasts will appreciate convenient access to two nearby public launches—one at the north end of County Highway 393 and another at Cessna Landing on the bayou just south along 393 making it easy to enjoy fishing, paddleboarding, and sunset cruises on the Choctawhatchee Bay.

To the south, County Highway 393 leads directly across Highway 98 to the beaches of Scenic 30A and the vibrant Gulf Place town center, where dining, shopping, and public beach access with parking and restrooms create effortless coastal living. The proximity to white-sand beaches, restaurants, and



boutique shops makes this location highly appealing for those seeking to build a primary residence or second home in South Walton.

Opportunities for oversized corner homesites near the bay and just minutes from 30A are increasingly limited. This property presents a compelling canvas to design and build in a location that offers both tranquility and convenience.

Essential Information

MLS® #	995278
Price	\$171,900
Acres	0.33
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 1 Crissman Road
Area	16 - North Santa Rosa Beach
Subdivision	SANTA ROSA PLANTATION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Septic Tank, TV Cable
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Exterior

Lot Description	Corner Lot, Interior Lot, Level, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning

Resid Single Family

Listing Details

Listing Office

Live 30A Real Estate LLC

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