

\$325,000 - Lot 15 Sugar Cove Road, Santa Rosa Beach

MLS® #1005621

\$325,000

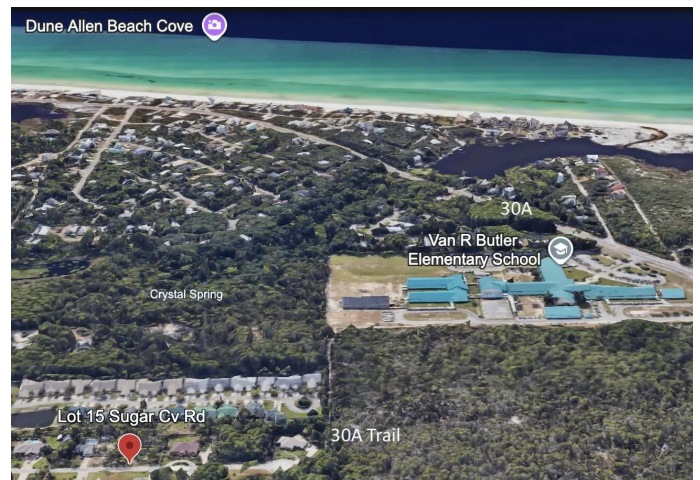
Bedroom, Bathroom,
Unimproved Land on 0.44 Acres

SUGAR ESTATES, Santa Rosa Beach, FL

Nestled in a peaceful private cul-de-sac with only 18 parcels, this .45-acre gem offers the perfect blend of tranquility and convenience. Positioned in the highly desirable Zone X, this high-and-dry lot boasts an elevation of 26 feet and a flat, lightly wooded terrain, making it ready for your dream home. Turnkey lot with electric, public water, and municipal sewer available at the street. With generous dimensions of 145' x 135', this rare estate-sized parcel south of Highway 98 and north of 30A provides ample space for endless possibilities--whether you're envisioning a full-time residence or a second home getaway.

Positioned perfectly for appreciation, this Sugar Cove Road property will profit from Walton County's upcoming construction of the Sugar Drive Connector Road. As detailed in the 2040 Walton County Mobility Plan, this funded project will bypass US 98 traffic to provide direct, seamless access to Thompson Road and the world-renowned 30A corridor, plugging you straight into South Walton's future network of shared-use trails, golf cart paths, and microtransit hubs. Secure your 'pre-construction' equity gains today and ride the wave of 30A's continued growth and expansion!

Enjoy easy access to the existing scenic 30A trail right at the end of the cul-de-sac, perfect for morning jogs, bike rides, or leisurely strolls. Families will love the short walk to Butler



Elementary School, and the proximity to 30A ensures you're never far from world-class dining, boutique shopping, and stunning Gulf Coast beaches.

With no build-out deadlines, you have the freedom to design and build at your own pace. Opportunities like this--an estate-sized lot in such a prime location--are incredibly rare. Don't miss your chance to claim your slice of paradise.

Essential Information

MLS® #	1005621
Price	\$325,000
Acres	0.44
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 15 Sugar Cove Road
Area	17 - 30A West
Subdivision	SUGAR ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	None
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Exterior

Lot Description	Level, 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 Compass

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