

\$1,590,000 - Lot 1a Chat Holley Road, Santa Rosa Beach

MLS® #1007899

\$1,590,000

Bedroom, Bathroom,
Unimproved Land on 2.03 Acres

NO RECORDED SUBDIVISION, Santa Rosa Beach, FL

Â±2 Acres Â· Â±175 feet of Choctawhatchee Bay frontage Â· No HOA Â· Minutes to 30A

This two-acre, tree-lined property along Chat Holly Road offers approximately 150 feet on Choctawhatchee Bay--one of the most scenic and storied waterways on Florida's Emerald Coast.

The Bay is prized for its quiet beauty, clear shallows, and endless ways to explore: launch a boat or paddleboard, fish the bayous, or cruise toward Crab Island and Destin's harborfront dining.

The lot's generous depth provides room for an estate home, guest house, pool, or even a private pickleball court or collector-car garage, all surrounded by native oaks and pines for natural privacy. From here, you're minutes to Hwy 98, Grayton Beach, and 30A, as well as Dune Lakes Recreational Park and the area's top-rated schools.



Essential Information

MLS® #	1007899
Price	\$1,590,000
Acres	2.03
Type	Unimproved Land

Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 1a Chat Holley Road
Area	16 - North Santa Rosa Beach
Subdivision	NO RECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Propane, Public Water
View	Bay
Is Waterfront	Yes
Waterfront	Bay
Water View	Bay

Exterior

Lot Description	Interior Lot, Within 1/2 Mile to Water
-----------------	--

School Information

Elementary	Dune Lakes
Middle	Freeport
High	South Walton

Additional Information

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

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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 7:07am CDT