

\$1,070,000 - Lot 2 Bay Magnolia Lane, Santa Rosa Beach

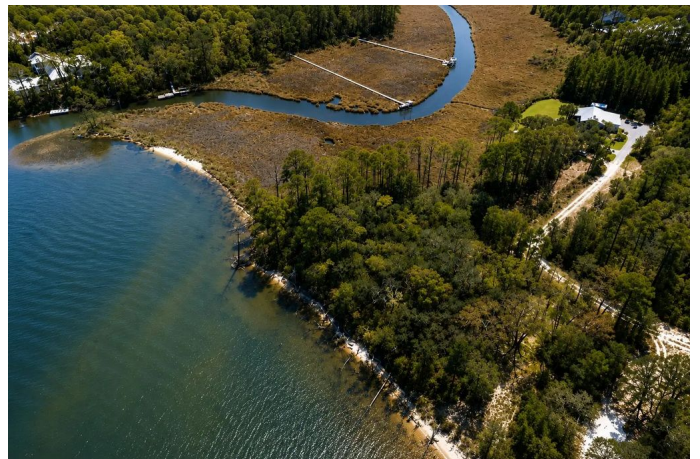
MLS® #1006110

\$1,070,000

Bedroom, Bathroom,
Unimproved Land on 0.66 Acres

BAY MAGNOLIA, Santa Rosa Beach, FL

1 of 3 exclusive bayou front lots available with the Development Order already approved, making this a rare opportunity to secure a waterfront homesite in Santa Rosa Beach before development advances. Located in the private Rosestar Subdivision off Bay Magnolia Lane, this property offers the best of coastal living with boat slips permitted for easy access to boating, kayaking, paddleboarding, fishing, and endless waterfront adventures right from your property. A gravel access road will be added as part of the development while preserving the natural beauty, privacy, and peaceful waterfront character that make this property so special. The lot also offers flexibility for future development while maintaining the surrounding natural environment. An HOA is in place with no HOA dues and exists solely to maintain the subdivision's shared 3 acre wetlands common area. Ownership of the common area is limited to Lot 1 and Lot 2 owners, who will enjoy deeded access for a future boat dock and/or gazebos, enhancing the waterfront lifestyle while helping keep the individual homesites in desirable Flood Zone X. Opportunities like this are becoming increasingly rare, offering approved development, boating access, natural beauty, privacy, and long term value in one exceptional waterfront location. Lot 1 & 2 can be bundled



Essential Information

MLS® #	1006110
Price	\$1,070,000
Acres	0.66
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 2 Bay Magnolia Lane
Area	19 - Point Washington
Subdivision	BAY MAGNOLIA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Lift Station, Public Water, Sewer Available
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou
Water View	Bay, Bayou

Exterior

Lot Description	Addl Land Available, Flood Insurance Req, Irregular Lot, Survey Available, Wetlands, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Coldwell Banker Realty
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