$1,675,000 - Lot 22 Old Winston Circle, Santa Rosa Beach

MLS® #1004230

$1,675,000
Bedroom, Bathroom,
Unimproved Land on 2.39 Acres

UNRECORDED SUBDIVISION, Santa Rosa Beach, FL

Rarely does an opportunity arise along Scenic 30A that offers acreage, Allen Lake frontage, beautiful Gulf views from future upper levels, and nearby public beach access in one extraordinary setting. Spanning approximately 2.39 acres in Dune Allen Beach, this exceptional parcel presents a compelling blend of privacy, scale, and long-term potential within one of South Walton's most naturally beautiful coastal enclaves.

Zoned Neighborhood Infill, the property offers meaningful development flexibility for a thoughtfully designed residential vision. Whether imagined as a refined private compound, a distinctive waterfront residential concept, or a legacy holding along Allen Lake, the opportunity is both rare and increasingly difficult to replicate along 30A.

What sets this offering apart is the atmosphere. Mature vegetation and the lakefront setting create a sense of quiet seclusion that feels worlds away from the busier stretches of the corridor, while nearby public beach access offers convenient access to the Gulf's sugar-white sand and emerald waters. The result is a property that offers both serenity and convenience, with the beach, the lake, and the wider 30A lifestyle all within easy reach.

Allen Lake is one of Walton County's rare coastal dune lakes, prized for its calm water, striking reflections, and natural beauty. On still mornings, the lake becomes mirror-like, creating an extraordinary backdrop for future architecture designed to capture light, water, and sky. Few offerings combine this level of privacy, natural presence, beautiful Gulf views from future upper levels, and proximity to the beach in such a coveted west-end 30A location.

Buyer is responsible for verifying all information to their satisfaction.

Essential Information

MLS® #	1004230
Price	$1,675,000
Acres	2.39
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 22 Old Winston Circle
Area	17 - 30A West
Subdivision	UNRECORDED SUBDIVISION
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	None, Tap Fee Due
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Coastal Dune Lakes
Water View	Gulf, Lake

Exterior

Lot Description	Coastal Setback, Flood Insurance Req, Irregular Lot, Restrictions, See Remarks, Survey Available, Wetlands, Within 1/2 Mile to Water, Wooded, Build To Suit

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family, Resid Single Family

Listing Details

Listing Office	A List Beach Realty LLC

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