

\$405,000 - Lot 32 S Matt's Way, Santa Rosa Beach

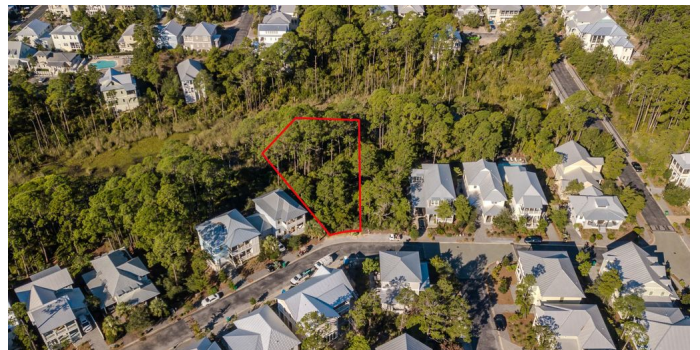
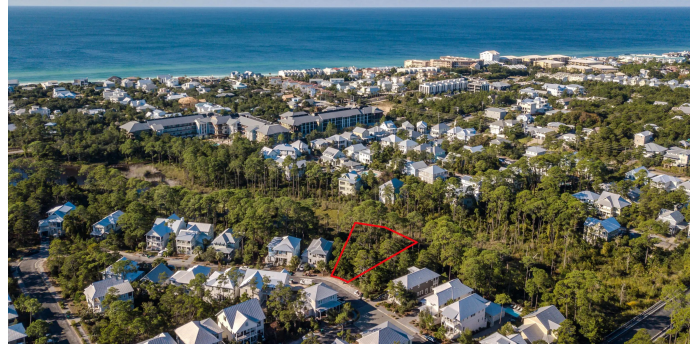
MLS® #990889

\$405,000

Bedroom, Bathroom,
Unimproved Land on 0.57 Acres

LAKESTIDE AT BLUE MOUNTAIN BEACH,
Santa Rosa Beach, FL

Build your dream home on this prime lot boasting over 1/2 an acre (0.568 acres) in the quaint community of Lakeside at Blue Mountain Beach just a half mile to the beach and in close vicinity to many dining & entertainment options on 30A. Capture nature right outside your door as this lot backs up to a small creek & is nestled behind Big Redfish Lake, one of the rare coastal dune lakes. Point Washington State Forest is also in close proximity & has many nature trails to enjoy. Take a leisurely stroll or quick bike ride to the Blue Mountain Beach Regional Access on Hwy 83. Lakeside is a beautiful planned community with a great community pool, playground, green space & plentiful sitting areas to appreciate along with the bridge over Redfish Lake. Serenity & convenience at this premier lot! Design guidelines allow for a 2-story house or a 2-story house with tower not to exceed 3,400 square feet. A carriage house may be built with a max of 580 feet. A Florida licensed architect is required to design the residence and homes must be submitted to the architectural review board. Build time once home is started must be completed in 24 months and the carriage house cannot be rented separately from the main house. This community allows long or short term rentals and expects to perform well due to its close vicinity to the beach & Gulf of Mexico, easy access to Timpoochee Trail (30A's 19 mile paved bike path) and all the conveniences of



Blue Mountain Beach like Redfish Village, Redfish Taco, For the Health of It Market, Blue Mountain Creamery, Blue Mountain Bakery, Bike Daddy's Bike Shop, McTighes, Blue Mabel and even Grayton Beach State Park in close vicinity. The nearest public beach access is at the south end of Highway 83 just a half mile away with parking and restrooms. Blue Mountain Beach is the highest elevation of Florida's Gulf Coast lending incredible views and beautiful natural dunes and wild flowers. Enjoy the great outdoors with the surrounding state parks and kayak or paddle board on one of the rare coastal dune lakes to experience a unique ecosystem that is only available to approximately 11 locations in the world! Do not miss out on this exclusive larger lot at Lakeside.

Essential Information

MLS® #	990889
Price	\$405,000
Acres	0.57
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 32 S Matt's Way
Area	17 - 30A West
Subdivision	LAKESIDE AT BLUE MOUNTAIN BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Water, Sewer Available
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Exterior

Lot Description Covenants, Restrictions, Within 1/2 Mile to Water

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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