

\$850,000 - Lot 48a Perrin, Santa Rosa Beach

MLS® #973883

\$850,000

Bedroom, Bathroom,
Unimproved Land on 0.21 Acres

CHURCHILL OAKS, Santa Rosa Beach, FL

Rare opportunity to acquire a prime vacant homesite in the coveted waterfront community of Churchill Oaks! Located on a desirable corner lot, this expansive lakefront property offers breathtaking views in every direction—including a glimpse of the bay through the surrounding nature preserve—and comes with the option to purchase a 50-foot private boat slip in the community's deep-water marina. Notably, there is no lot to the north, providing enhanced privacy and a clear, unobstructed landscape. Design and build your custom dream home in one of South Walton's most sought-after bayfront communities. A preliminary design study by Matt Savoie is included with the property. Renderings can be found under the Documents tab. Nestled amidst native vegetation and the serene waters of Hogtown Bayou, Churchill Oaks embodies a lifestyle of luxury and natural beauty. Once you pass through the stately gated entrance, you'll be greeted by magnificent coastal homes that highlight southern architecture, all shaded beneath majestic oak trees. This 40-acre community features 87 homesites and some of the finest amenities in South Walton. The latest addition to the community is a deep-water private marina, which includes 36 private boat slips (available for purchase separately), paddleboard storage decks, a fish cleaning station, shoreline stabilization, and more. The Churchill Oaks Clubhouse is an exceptional 8,000-square-foot amenity



perched on a point overlooking the bay, offering stunning views. The clubhouse features three pools, an exercise room, outdoor bar, fully equipped media room, commercial-grade kitchen, bath and locker rooms, and ample gathering spaces for residents and their guests to enjoy.

Essential Information

MLS® #	973883
Price	\$850,000
Acres	0.21
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 48a Perrin
Area	16 - North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Water View	Lake

Exterior

Lot Description	Corner Lot, Covenants, Curb & Gutter, Irregular Lot, Restrictions, Within 1/2 Mile to Water
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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 Scenic Sotheby's International Realty

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