

\$269,999 - Lot 8 Calm Gulf Drive, Santa Rosa Beach

MLS® #975421

\$269,999

Bedroom, Bathroom,
Unimproved Land on 0.32 Acres

ARC Acres, Santa Rosa Beach, FL

INVESTORS DREAM! Build your dream home on this private road with a fabulous location about a mile from the beach access and 30A corridor where dining & shopping at Gulf Place is a 5 minute walk away. It's hard to find 1/3 acre lots south of 98 completely buildable and in a NO FLOOD ZONE. An environmental study has been completed showing 0.18 of uplands to build on from front setback to mid prop line. Mitigation is required from the DEP. It sounds more intimidating than it really is, but the approval process takes about 2-3 months, and there are several companies that run the application for you. Filled with beautiful native plants, backs up to a preserve for that added privacy. The Timpoochee/Longleaf Trail is a short distance away, which provides trail-goers scenic views of marsh lakes, sandy dunes, and coastal neighborhoods. Survey and wetland study is available



Essential Information

MLS® #	975421
Price	\$269,999
Acres	0.32
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 8 Calm Gulf Drive
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Area	17 - 30A West
Subdivision	ARC Acres
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Tap Fee Due
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Exterior

Lot Description	See Remarks, Wetlands, Wooded
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Lokation
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Listing information last updated on September 13th, 2026 at 8:22am CDT