

\$550,000 - Lot 9 Adair, Santa Rosa Beach

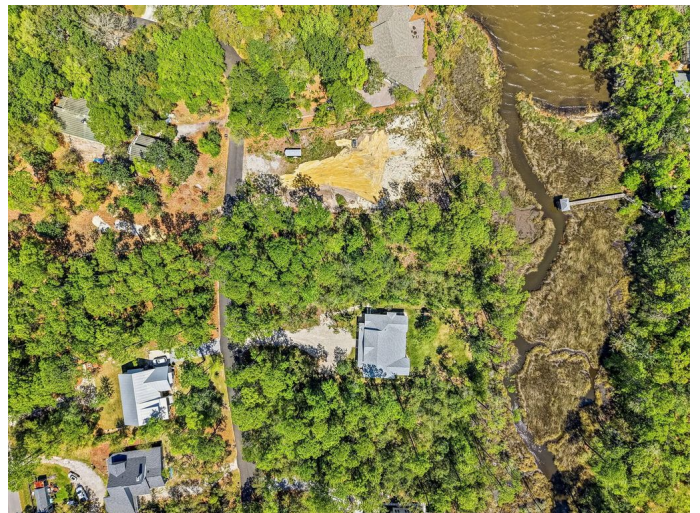
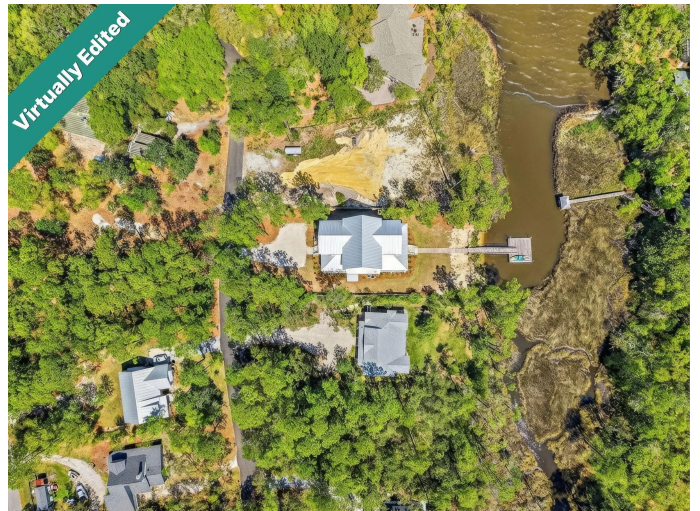
MLS® #1000171

\$550,000

Bedroom, Bathroom,
Unimproved Land on 0.61 Acres

EDEN BAY ESTATES, Santa Rosa Beach, FL

This beautiful waterfront homesite is tucked away in the desirable Eden Bay Estates, offering serene bay views across a saltgrass-lined creek along Clays Bayou. With approximately 100 feet of water frontage, the property provides an ideal setting to build a private dock with direct access to the bay. Surrounded by towering pines, magnolias, and mature oaks, this upscale yet charming community captures the essence of Old Florida with its picturesque, tree-canopied streets. Eden Bay Estates features building covenants and restrictions to protect the integrity of the neighborhood, while offering the flexibility of no required build timeline. Generously sized and beautifully positioned, this lot presents a rare opportunity to create a custom waterfront retreat in a truly peaceful setting. Please see the virtually staged home rendering for inspiration. House mock up is also available and preliminary conversations have already taken place with a builder regarding potential build-out options and pricing. For more details or to schedule a private viewing, please reach out to your favorite agent. Buyer to verify anything deemed important. No survey available. Buyer is advised to independently verify all property boundaries, waterfront footage, riparian/littoral rights, easements, access rights, dock/seawall permitting, and any potential neighbor or boundary disputes during the inspection period. Seller and listing brokerage make no representations regarding waterfront



ownership, usage rights, or adjacent property claims

Essential Information

MLS® #	1000171
Price	\$550,000
Acres	0.61
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 9 Adair
Area	16 - North Santa Rosa Beach
Subdivision	EDEN BAY ESTATES
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bayou, Canal Access
Water View	Bay, Bayou

Exterior

Lot Description	Covenants, 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
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Listing Details

Listing Office

LPT Realty LLC

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