

\$3,300,000 - Multiple 4 Properties-country Club Dr 13,14, 30,40, Santa Rosa Beach

MLS® #1010989

\$3,300,000

8 Bedroom, 6.00 Bathroom, 5,048 sqft
Detached Single Family on 1.33 Acres

Country Club Estates, An Unrecorded Subdivision, Santa Rosa Beach, FL

4 bundled Santa Rosa Beach Properties For Sale - 3 contiguous lots + 1 corner lot. Both have west boundaries that are adjacent to Hwy 393 - 1/2 mile from the Gulf & Ed Walline Regional Beach Access.

Located in south Walton County in the unrecorded subdivision of Country Club Estates - each lot is 80' x 145' (0.26 acre) - totaling 1.04 acres. Properties have 6 existing structures plus 2 RV pads. Combined parcels offer the potential for 8+ income-producing properties, upon further development.

Lot 1, Block A - 14 Country Club Dr - Workshop, 1,500 Sq Ft, w/3 bays, 1/2 bath, Yr Built 1988 + RV pad - Current Rent \$2,200/month.

Lot 2, Block A - 30 Country Club Dr - 2 - 1BR/1BA cottages, 408 Sq Ft ea., Yr Built 2010 (Rental potential \$1,650/month ea.) + 1 RV pad (Rental potential \$1,300/month).

Lot 3, Block A - 40 Country Club Dr - 3BR/2BA house, 1,288 Sq Ft, Yr Built 1992 (Rental potential \$2,350/month).

Lot 1, Block B - 13 Country Club Dr - 2BR/1BA w/office, 1,344 Sq Ft, Yr Built 1983 - Current



Rent \$2,350/month + roughed-in 2BR/1BA area below + private 1BR/1BA guest home above the 2 drive-in garages, 1,600 Sq Ft, Yr Built 1999 (Rental potential \$8776; \$1,650/month). All properties are being sold "AS IS". One municipal water & one sewer tap on each parcel, except 'Lot 2, Block B'. No homeowners' association, private road - current owner leases long-term; short-term rentals are allowed - 1/2 mile to the Gulf - pedestrian/bike path nearby.

The bedroom count, bath count, parking, square footage, and property taxes listed are combined totals for all five properties. The natural gas line is connected to the workshop only.

SOUTH WALTON / SCENIC 30A LOCATION
County Hwy 393 provides a convenient connection to Scenic Hwy 30A & the Gulf, and to Hogtown Bayou & Choctawhatchee Bay. The properties are approximately 1/2 mile from Gulf Place and Ed Walline Regional Beach Access, where the Gulf provides 'restorative beach sunsets and sunrises'. Several additional public beach accesses are nearby as well.

South Walton's unique coastal dune lakes, Grayton Beach State Park, along with a wide selection of restaurants enhance the value of this property. Just north on 393 to Cessna Landing, you have easy access to a public boat launch, with recreational amenities and parking.

With no HOA, keep your boat or RV right on your own property. This section of 393 is also golf-cart friendly, adding another convenient way to enjoy the Gulf Place town center, the beach and nearby dining & shopping.

Built in 1992

Essential Information

MLS® #	1010989
Price	\$3,300,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	5,048
Acres	1.33
Year Built	1992
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	Multiple 4 Properties-country Club Dr 13,14, 30,40
Area	17 - 30A West
Subdivision	Country Club Estates, An Unrecorded Subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Boat, Attached Carport, Garage Detached, Oversized, RV Access/Parking, Carport, Garage, Covered
# of Garages	2

Interior

Interior Features	Pantry, Washer/Dryer Hookup, Woodwork Painted, Natural Woodwork
Appliances	Cooktop, Dishwasher, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Balcony, Separate Bldg Rent, Yard Building, Separate Living Area
Lot Description	Cleared, Corner Lot, Dead End, Interior Lot, Level, Within 1/2 Mile to

	Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding Vinyl, Wood Siding, Trim Vinyl
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	County
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Listing Details

Listing Office	Scenic Real Estate
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Listing information last updated on September 15th, 2026 at 10:37pm CDT